



**E-TENDER-CUM-E-AUCTION FOR ALLOTMENT OF
APATCH OF PORT LAND ABOUT 25 ACRES IN-FRONT
OF GATE NO.3 FOR SETTING UP OF TANKER FACILITY
FOR HANDLING LIQUID CARGO/LIQUEFIED GASES
(CHEMICALS, POL, LPG, ETC.) ON LONG TERM LEASE
BASIS FOR A PERIOD OF 30 YEARS.**

RFP No.AD/EST/LAND-I-60/2024(Pt.I)/1907

Date:-19.05.2026

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Paradip Port Authority
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DISCLAIMER

The information contained in this Request for Proposals document (the “**RFP**”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties within formation that may be useful to them in making their financial offers (Bids) pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who read so rusethis RFP. The assumptions, assessments, statements and information contained in the Bidding Documents, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitutionrun just enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way for participation in this Bid Stage.

The Authority also accepts no liability of any nature whetherresulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall be a rallits costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation of or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.



**PARADIP PORT AUTHORITY
ADMINISTRATIVE DEPARTMENT
(ESTATE-WING)**

NOTICE INVITING TENDER

1. Paradip Port Authority invites tenders in single stage three bid system (Technical Bid, Earnest Money Deposit – EMD and Financial Bid) from interested and eligible persons ("**bidders**") through online tender-cum-auction on the website <http://eprocure.gov.in/eprocure/app> having Digital Signature Certificate (DSC) issued from any agency authorized by the Controller of Certifying Authority (CCA), Govt. of India and which can be traced up to the chain of trust to the Root Certificate of CCA for allotment of a patch of Port land about 25 acres for setting up of Tanker Facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) on long term lease basis for a period of 30 years.
2. The bidders who want to participate should be any Firm, any Govt./Semi-Govt./CPSU/SPSU Organization, Private Agency or Individual(s). Such bidders must satisfy the **Eligibility Criteria as per Clause 1.10** of the tender document to be deemed eligible.
3. Consortia/Joint Ventures shall be eligible to bid in this e-Tender. The maximum number of firms allowed in a Consortium/ JV shall be limited to 3. Experience of a bidder as a member of consortia or JV, for any project/work as part of the technical bid shall be considered to the extent of its equity holding in the project. The further details may be referred at clause **No.1.10 (Eligibility Criteria)**.
4. Any entity which has been barred by the Central Government, any State Government, a statutory authority or a public sector undertaking, as the case may be, from participating in any project; and the bar subsists as on the date of the tender, would not be eligible to file a tender either by itself or through its associate.

5. The bidders may submit bids for leasing out the following land parcels held by the Authority:

Description of Land proposed to be leased out	Area proposed for allotment (approximately in Acres)	Minimum Guarantee through put (MGT) for about 20-25 acres per Annum	Reserve price as minimum annual lease rent for the first year for about 20-25 acres (In Rs.)	Cost of EMD (inRs.) 10% of the market value of the auctioned land
"Allotment of a patch of Port land about 25 acres for setting up of Tanker Facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) on long term lease basis for a period of 30 years"	About 25 Acres	0.5 MMTPA in the end of 10th years	Rs.8,17,020/- (Rupees Eight lakh seventeen thousand twenty) only per Acre / Annum	Rs.3,43,30,503/- (Rupees Three crores forty three lakh thirty thousand five hundred three) only

6. Time Schedule of e-Tender cum e-Auction.

Sl. No.	Particulars	Date	Time
1.	e-Tender publication	19.05.2026	1600 hrs.
2.	(a) Document download start date	19.05.2026	1700 hrs.
	(b) Document download end date	18.06.2026	1700 hrs.
3.	(a) Start date for seeking clarification online	19.05.2026	1700 hrs.
	(b) Last date for seeking clarification online	26.05.2026	1700 hrs.
4.	(a) Date of Pre-Bid meeting (if necessary)	28.05.2026	10 to 01 hrs.
	(b) Date of site visit of proposed land to be leased out (if necessary)	28.05.2026	1600 hrs.
	(c) Date for uploading responses to clarifications sought	04.06.2026	1700 hrs.
5.	(a) Bid submission start date	19.05.2026	1700 hrs.
	(b) Bid submission end date	18.06.2026	1700 hrs.
6.	Last date of submission of cost of Tender document, EMD by National Electronic Fund Transfer (NEFT)/Real Time Gross Settlement (RTGS) only, true copies of PAN card, GST Registration Certificate, Nativity Certificate, an undertaking/declaration of no disputes/blacklisting/ban of business with PPA	18.06.2026	1700 hrs.
7.	Tender Opening Date (Technical Bid)	19.06.2026	1700 hrs.
8.	Price Bid Opening Date and Tender Auctioning Date	To be intimated through e-Procurement Portal	

7. Contract Data:

a. General Information:

Sl. No.	Item	Details
1.	Employer	Paradip Port Authority
2.	Employer's Representative	Secretary, Paradip Port Authority
3.	Accepting Authority	Board of Paradip Port Authority
4.	Executive Authority	Sr. Dy. Secretary, Paradip Port Authority

b. Bid Information:

Sl. No.	Item	Details
1.	Period of the Lease	30 years from the date of allotment of lease
2.	Last Date and Time of Submission of Bid	18.06.2026 upto 1700 Hrs.
3.	Date of Opening of Bid	19.06.2026 at 1700 Hrs.
4.	Tender Fee:-	
	Amount	Rs.1,00,000/- (Rupees One lakh) only
	Mode of Deposited	To be deposited by National Electronic Fund Transfer (NEFT)/Real Time Gross Settlement (RTGS)/Fund Transfer only from Account
	Payable to	Name of Bank : IDBI Bank Ltd. Favour : PARADIP PORT AUTHORITY SB A/c Number : 0254104000169615 IFSC : IBKL0000254
5.	Earnest Money Deposit:-	
	Amount	Rs.3,43,30,503/- (Rupees Three crore forty three lakh thirty thousand five hundred three) only
	Mode of Deposited	To be deposited by National Electronic Fund Transfer (NEFT)/Real Time Gross Settlement (RTGS)/Fund Transfer only from Account
	Payable to	Name of Bank : IDBI Bank Ltd. Favour : PARADIP PORT AUTHORITY SB A/c Number : 0254104000169615 IFSC : IBKL0000254
6.	Bid Validity Period	6 (six) months/180 days, extendable by mutual consent
7.	Currency of Contract	Indian Rupee
8.	Language of Contract	English

8. Bid documents consisting of e-Tender-cum-e-Auction Notice, terms and conditions of the tender, technical bid and financial bid in the prescribed format and the set of terms and conditions of the contract will be available in the website <http://eprocure.gov.in/eprocure/app> from **19.05.2026 to 18.06.2026 up to 1700 Hrs.** for online bidding. All bids are to be submitted online, on or before the deadline.

9. Online Bids must be accompanied by scanned copy (in PDF) of Tender Fee, EMD value as specified in table in table 7 (b) of this document.
10. The bidder must possess a compatible Digital Signature Certificate (DSC) of Class-III.
11. All Bids are to be submitted online on the Website <http://eprocure.gov.in/eprocure/app>. No Bid shall be accepted off-line. The Bids shall be received only "on line" on or before **18.06.2026 up to 17.00 Hrs.**
12. For effecting any bid, the bidder will deposit the tender paper cost and EMD separately to the account number as specified in Table 5 and obtain the acknowledgement of the above transaction by downloading from PPA website. A self-attested copy of this acknowledgement should be uploaded by the bidder while submitting the tender in respect of documents regarding EMD and tender paper cost.
13. The bidder should ensure that the transaction is within stipulated bidding period for the tender. No previous dues of the bidder shall be adjusted toward the above transaction of tender paper cost and EMD. The bidder shall not use the same transaction in more than one tender; otherwise the bid will be rejected.
14. After uploading the bid, the bidder need not send any documents to the tender inviting authority before opening of technical bid or financial bid. After opening of the bid, the authenticity of the uploaded documents, including self-signed acknowledgements of payments will be verified by the Authority for confirmation. The verified acknowledgment will be a part of the agreement with the successful bidder and will be used for refund of EMD in case of unsuccessful bidders.
15. A standard form for refund of EMD is uploaded in the tender document as **Annexure-1**/ Port website so as to facilitate the bidder for applying refund of EMD without visiting the PPA office. Refund of EMD in respect of unsuccessful bidders for respective parcels will only be made to that Account from which it was deposited by the bidder.

16. The bidder shall upload their communication details comprising at least two phone numbers, fax number and e-mail address while submitting the bids. The authority will communicate with the bidder via their official fax or e-mail with proper acknowledgement.
17. The proposed area of allotment will be **about 25 Acres** which may vary at the time of allotment.
18. This allotment of a patch of Port land about 25 acres for setting up of Tanker Facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.). The bidder/consortium/JV (at least one member of the consortium/JV having 26% of share consortium/JV) must have experience in handling of Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) in Portsas Port operator/ terminal operator/ organizations involved in cargo imports/ exports/ stevedores etc. The bidders have to submit an undertaking with project report regarding investment likely to be incurred in this project at the time of submission of bids.
- 19. The MGT for the land allotted for setting up of tanker facility for Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) in the Port, considering the need to encourage the potential bidders to handle the cargo through the Port, is kept at 0.5 MMTPA spreading over a period of 10 years.**

Year	Total MGT per Annum
First 05 years	Gestation period - No MGT applicable
06-08 years	0.25 MMTPA
09-10 years	0.375 MMTPA
After 10 years	0.5 MMTPA

20. The gestation period for the project shall be 05 years from the date of handing over the physical possession of the land and the parties will ensure the completion of the project within the gestation period of 5 years.

21. All statutory clearances for installation, operation & maintenance and management of tanking facilities are to be obtained by the successful bidder.
22. The above mentioned MGT is only indicative nature, the bidders are encouraged to quote equal to or over and above the MGT on completion 10th year but no case less than 0.5 MMTPA at the end of 10th year. The 50% of the quoted MGT per Annum will be taken into consideration as minimum MGT on completion of 6-8 years and 75% of the quoted MGT per Annum will be taken into consideration as minimum MGT on completion of 9-10 years and 100% per Annum on completion of 10th year, from the date of handing over of physical possession of the land. The MGT so quoted will be multiplied by the wharfage charges applicable to the cargo specified in the Annexure-6 for arriving at MGR (Minimum Guarantee Revenue) through cargo handling.
23. The MGT mentioned in the Tender documents is exclusive of any other commitment by the bidders (Terminal Operators / Port Users / existing Industries. etc.) in any of the contracts/ agreements with the Port. The MGT assured in any other projects/ contracts/ agreements shall not be shown against this particular allotment of land. The successful bidder has to produce the documentary evidences that, the MGT of has been generated through the operation of tanker facility to ascertain the shortfall, if any.
24. The successful bidder (H-1) shall be selected based on the MGT offered as well as upfront premium quoted in the land auction process by converting both in terms of Minimum Guaranteed Revenue (MGR) in accordance with prevailing SoR applicable to quantum of Cargo quoted/offered in the tender (MGT multiplied by the wharfage charges as applicable according to type & quantum of cargo (+) the offered land price discovered in e-auction).
25. The reserve price quoted in Table 5 of this tender document is the minimum upfront lease rent for bidding per acre per annum, basis. Based on the total area available for allotment and also based on discovered price in the e-Auction process, the total up-front amount payable, for the entire lease period, will be intimated.

26. The bidder has to submit the Minimum Guarantee throughput (MGT) in the prescribed format.
27. To avoid monopoly of trade, the lessees who have already availed Port land on lease basis for tank farms are not eligible to participate in this tender.
28. Bidder is allowed to pay for the lease in the form of premium basis (annual lease basis) or upfront basis for the entire lease period of 30 years.
29. The up-front payable would be the NPV of the sum total of annual lease rental received in the e-Auction process. To arrive at the total sum of NPV, the quoted price will be escalated @2% per annum (cumulative) and discounted at the G-sec rate @6.71% (applicable to Govt. Security on long term bond) as per the latest RBI Bulletin for the month of April, 2026, in accordance with the provisions of Policy Guidelines for Land Management-2014.
30. In addition to the above, the successful bidder has to pay @2 Years of Annual lease rent obtained in the e-Auction process towards Security Deposit in shape of Electronics Bank Guarantee (e-BG) in consonance with the Ministry direction dtd.27.04.2020 on the Clarification Circular (Land Management) No.1 of 2020-21, after which the EMD deposited by the successful bidder will be refunded on submission of Bill of Refund of EMD in the prescribed format.
31. Further, the successful bidder has to pay nominal annual ground rent (at present Re.1.00 per Sqmt. / Year), prevailing from time to time during the entire lease period.
32. After completion of due date for submission of bid, no bidder can withdraw the bids so submitted. In case the bidder withdraws the bid after due date of opening and also refuses to accept the offer on allotment, the EMD so submitted/ deposited by the bidders will be forfeited and no refund of EMD is permissible.

33. In case the bidder wants to terminate the lease agreement 'suo-moto' before expiry of the lease period, the EMD/SD/ Land Dues submitted by the successful bidder will be forfeited to compensate loss occurred to the Port.
34. The bidders have to mention the quantum of cargo (MGT) to be handled through the Port (export and import), as per the prescribed format in **Annexure-6** for the project.
35. It would be a responsibility of the successful tenderer/ tenant to ramp up the traffic throughput through the Port to the Minimum Guarantee Throughput (MGT) quoted in the Tender within a gestation period of maximum 60 months (5 years) from the date of handing over of physical possession of land.
36. After the initial gestation period if the successful tenant fails to ramp up the traffic throughput to the Port, then a penalty shall be applied to the tenant. The penalty for shortfall MGT shall be calculated based on the Scale of Rates (Wharfage charges prevailing from time to time) with respect to the quantum of Cargo offered as MGT on incremental basis by the bidder in the tender document. According to the quantum of Cargo specified by the bidder in the tender, an extendable Electronics Bank Guarantee (e-BG) for a period of 1 year 60 days will be taken from the successful bidder in advance every year and the penalty, if any, shall be remittable by the bidder within a period of 30 days on completion of one year of gestation period, failing which, the e-BG shall be en-cashed. In case of encashment, on account of failure to meet out the MGT commitment, the bidder has to make up the balance within the period of 30 days after such encashment and submit the e-BG in full and toto as per the tender criteria, failing which action as deem fit will be taken for cancellation of land allotted. The successful bidder has to extend the e-BG for the MGT for the next year on 12th month of the corresponding year, failing which, action as deem fit will be initiated for cancellation of allotted premises.

37. If in any block of five (5) consecutive years during the entire lease period (after the initial gestation period), the actual cargo handling falls below the MGT in each of the 5 years, then Port Authority Board may decide to terminate the lease at its discretion, after taking into consideration the business situation of the tenant and any other valid reasons.
38. The reserve price quoted in, (Table 5 of this tender document) is for land on "as-is-where-is-basis". Development costs of infrastructures, if any, including the cost of land under the common infrastructure (non-leasable area) such as road, drains, electricity etc., shall be charged to the bidder over and above the lease premium. The methodology of recovering such expenditure incurred will be decided by the Port.
39. Rail connectivity to the site will be extended subject to technical feasibility and cost of rail line connectivity from the nearest Port Railway Line shall borne by the bidder at his own cost & risk subject to payment of RoW charges to the Port beyond the allotted area.
40. Port may undertake additional infrastructure development to the allotted plots/ common area for the successful bidder on written request as a deposit work.
41. Payment for utilities, if provided by the Port in addition to the existing infrastructure, and operation & maintenance of common services such as roads, storm water drainage, street lighting etc. shall be paid to Paradip Port Authority, based on the rates set by the Board of Paradip Port Authority from time to time.
42. The bidder may also be allowed to develop infrastructure such as road, drains etc. subject to availability of land and cost towards such land utilization (RoW charges) has to be paid by the bidder. In case of common user facilities, the land cost is to be shared by the users on pro-rata basis (according to the area leased out).
43. The bidding process and details of e-Auction are explained in Clause 1.13 of this tender

44. The authority will not be held responsible for any technical snag or network failure during online bidding. It is the bidder's responsibility to comply with the system requirements, viz. hardware, software, and internet connectivity at the bidder's premises to access the e-Tender website. Under any circumstances, PPA shall not be liable to the bidders for any direct/ indirect loss or damages incurred by them arising out of incorrect use of the e-Tender system or internet connectivity failures.
45. On receipt of demand note from PPA towards allotment of land, same is to be deposited by the successful bidder within the stipulated time, failing which the allotment will be cancelled and EMD shall be forfeited or Port may levy interest for delayed payment @12% per annum.
- 46. During evaluation and comparison of the bids, PPA may, at his discretion, ask the bidder for clarification on the bid. The request for clarification shall be given in writing by Registered / Speed Post / Registered e-mail / uploaded on the e-Procurement Portal, asking the tenderer to respond by a specified date, and also mentioning therein that, if the tenderer does not comply or respond by the date, his tender will liable to be rejected. Depending on the outcome, such tenders are to be ignored or considered further. No change in prices or substance of the bid shall be sought, offered or permitted. No post-bid clarification at the initiative of the bidder shall be entertained. The shortfall information / documents should be sought only in case of historical documents which pre-existed at the time of the tender opening and which have not undergone change since then. (Example: if the permanent Account Number, registration with GST has been asked to be submitted and the tenderer has not provided them, these documents may be asked for with a target date as above). So far as the submission of documents is concerned with regard to qualification criteria, after submission of the tender, only related shortfall documents should be asked for and considered. For example, if the bidder has submitted a supply order without its completion / performance certificate, the certificate can be asked for and considered. However, no new supply / work order should be asked for so as to qualify the bidder.**

47. The authority reserves the right to reject any or all of the tenders without assigning any reasons thereof and shall not be bound to accept the highest tender.

48. The allotment shall be governed by the Paradip Port Authority Immovable Properties (Lands and Houses) Leasing and Licensing Regulations, 1975 and the Land Policy Guidelines issued by the Govt. of India from time to time. The bidders submitting their bids are deemed to have gone through the above mentioned regulations and guidelines before submission.

Sd/- 19.05.2026
Sr. Dy. Secretary
Paradip Port Authority

Copy to:-

1. All HODs, PPA for kind information.
2. The PRO, PPA for information with a request to publish the e-Tender-cum-e-Auction Notice in one English (National Edition) & one Odia Daily Newspaper.
3. The Sr. Asst. Estate Manager, PPA for information.
4. The e-Procurement Cell (NIC), Admn. Bldg., PPA for information & necessary action.

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INTRODUCTION:-

Paradip Port has signed MoUs in the Global Maritime Summit, Mumbai with potential investor/parties for setting up of tanker facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) through Paradip Port. In the said MoUs, it has been categorically spelt out that the potential investors to participate in the e-tender-cum-auction to avail the land for setting up of tanker facility with the similarly placed other potential investors.

Recently, IOCL has started handling LPG through its dedicated jetty from the south dock complex to the tune 75,000 tonnes during this current financial year as on date. Similarly, the industries like IFFCO and PPL exports chemicals such Sulphuric Acid and other chemicals for their captive use for production of fertilizer to the tune of 1 MMTPA but no facility is available for storage of such chemicals over the port land.

A patch of land about 25 Acres tendered in this document is meant for “setting up of Tanker Facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.)” and the final area may vary at the time of handing over. This patch of land is located in the industrial zone in-front of Gate No.3 and adjacent to Golf Course.

The sketch map showing the said land parcel to be leased out is enclosed with the tender document as Annexure-2. The bidders may inspect the respective sites before submission of bids.

1 INSTRUCTIONS TO THE BIDDERS:-

- 1.1. Online bids under tender-cum-auction is hereby invited on behalf of the Board of Paradip Port Authority from the eligible bidders fulfilling all the requirements as mentioned in the Notice Inviting Tender through online bidding on the website <https://eprocure.gov.in/eprocure/app> having Digital Signature Certificate (DSC) of Class-III issued from any agency authorized by the Controller of Certifying Authority (CCA), Govt. of India and which can be traced up to the chain of trust to the Root Certificate of CCA.
- 1.2. This section of the bidding documents provides the information necessary for bidders to prepare responsive online bids, in accordance with the requirements of the tender inviting authority. It also provides information on online bid submission, submission of shortfall documents, opening, evaluation and allotment order.
 - 1.2.1. Shortfall documents, if any, shall be called through the “**Shortfall of Tech Documents**” option available in the e-Procurement Portal using the designated online functionality. Tender evaluation shall be carried out strictly on the basis of documents uploaded by bidders through the e-Procurement Portal only. No manual letter or emails should be used for this purpose.
 - 1.2.2. Any clarification or shortfall in technical documents shall be communicated exclusively through the e-Procurement Portal using the designated online functionality.
 - 1.2.3. Submission of shortfall documents through manual correspondence, physical mode, or external email shall not be entertained under any circumstances.
 - 1.2.4. Bidders shall comply within the system generated timeline for submission of shortfall documents, failing which their bids shall be liable for rejection.

1.3. Instructions for Online Bid Submission:

1.3.1. The tender documents including technical bid and financial bid (the “Bids”) are required to be submitted through e-procurement module of CPP portal, which requires bidders to first enroll on the CPP Portal, using a valid digital signature certificate (DSC) and a valid e-mail address. The bidders are required to submit soft copies of their bids on the CPP Portal, using valid Digital Signature Certificates. More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app/eprocure/app>.

1.3.2. Registration:

- (i) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal ([URL:https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app)) by clicking on the link “Online bidder Enrollment” on the CPP Portal which is free of charge.
- (ii) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- (iii) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- (iv) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class-III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify/TCS/nCode/eMudhra etc.), with their profile.

- (v) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC's to others which may lead to misuse.
- (vi) Bidder can then log into the site through the secured login by entering their user ID/password and the password of the DSC/e-Token.

1.3.3. Searching for Tender Document:

- (i) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include e-Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidder may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keyword set etc. to search for a tender published on the CPP Portal.
- (ii) Once the bidders have selected the tender they are interested in, they may download the required documents/tender schedules. These tenders can be moved to the respective 'My Tenders' folder. This would enable the CPP Portal to intimate the bidder through SMS/e-mail in case there is any corrigendum issued to the tender document.
- (iii) The bidders should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification/help from the Helpdesk.

1.3.4. Preparation of Bids:

- (i) For preparation of bid, Bidders shall search the tender from published tender list available on site and download the complete tender document and should take into account corrigendum if any published before submitting their bids. After selecting the tender document same shall be moved to the 'My favorite' folder of bidders account from where bidder can view all the details of the tender document.
- (ii) Bidder shall go through the tender document carefully to understand the documents required to be submitted as part of the bid. Bidder shall note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- (iii) Any clarifications if required they have to go through the contact details given in the tender document.
- (iv) Bidders should get ready in advance the bid documents to be submitted as indicated in the tender document/schedule in PDF/xls/rar/zip/dwf formats.

1.3.5. Submission of Bids:

- (i) Bidders should log into the site well in advance for bid submissions so that they can upload the bid in time i.e. on or before the bid submission time.
- (ii) Bidder should submit the Tender Fee and the EMD value as per the instructions specified in the e-Tender Notice. The originals should be submitted to the Tender Inviting Authority, if required, necessary verification after opening of the bids.

- (iii) While submitting the bids on line, the bidder shall read the terms & conditions (of CPP portal) and accept the same in order to proceed further to submit their bid.
- (iv) Bidder shall digitally sign and upload the required bid documents one by one as indicated in the tender details according to specified cover.
- (v) Bidders shall note that the very act of using DSC for downloading the tender document and uploading their offers is deemed to be a confirmation that they have read all sections and pages of the tender document without any exception and have understood the complete tender document and are clear about the requirements of the tender document.
- (vi) Bidders shall download the Price Bid document in .xls format and save it without changing the name of the file. The same is annexed as **Annexure-3** for reference. Bidder shall quote their rates in figures only in green background cells, thereafter save and upload the file in financial bid cover (Price bid) only. The bidders are cautioned that at the time of uploading of financial bid, Macros must be enabled to see the word representation of figures.
- (vii) Bidders shall submit their bids through online e-tendering system to the Tender Inviting Authority (TIA) well before the bid submission end date & time (as per Server System Clock). The TIA will not be held responsible for any sort of delay or the difficulties faced during the submission of bids online by the bidders.

- (viii) After the bid submission (i.e. after Clicking “Freeze Bid Submission” in the portal), the bidders shall take print out of system generated acknowledgement number and keep it as a record of evidence for online submission of bid.
- (ix) Bidder should follow the server time being displayed on bidder’s dashboard at the top of the tender site, which shall be considered valid for all actions of requesting, bid submission, bid opening etc., in the e-tender system.
- (x) All the documents being submitted by the bidders would be encrypted using PKI (Public Key Infrastructure) encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology.

1.3.6. The original copies of the following shall be submitted in the office of the Sr. Dy. Secretary, PPA, if required, after opening of the bids and on completion of e-Auction, (time scheduled tender).

- (i) Certified self-attested copy of the Income Tax PAN No.
- (ii) Certified self-attested copy of the GST Registration No.
- (iii) An undertaking / declaration of no disputes / blacklisting / ban of business with PPA in original.
- (iv) A declaration on the relationship with any employees of this organization i.e. (PPA) in original.
- (v) The experience certificate in Port related operations and cargo handling duly signed by the CA.

- (vi) A declaration on the investment amount likely to be incurred on setting up of Tanker facility for handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) along with the project report envisaged under the tender at Paradip.
- (vii) Details relating to MGT offered in terms of Cargo to be handled through the Port as per **Annexure-6**.
- (viii) Net worth, experience, consortium related documents, project reports, auditors certificates etc. or any other documents as provided in the tender.

1.4. Site Visit:

1.4.1. It would be deemed that by submitting the Application, Applicant has:

- (i) Made a complete and careful examination of the tender and accepting all the terms and conditions of the e-Tender-cum -e-Auction Notice.
- (ii) Received all relevant information requested from Paradip Port Authority.

1.4.2. Paradip Port Authority shall not be liable for any mistake or error on the part of the Applicant in respect of the above.

1.4.3. The Applicant will be granted permission by Paradip Port Authority for visit of the Site, on receipt of a formal written request, in advance for the proposed date of the visit.

1.4.4. Right to accept any application and to reject any or all applications. Notwithstanding anything contained in this document, Paradip Port Authority reserves the right to accept or reject any application and to annul the bidding process and reject all Applications/ Proposals, at any time without any liability or any obligation for such acceptance, rejection or annulment, without assigning any reasons.

1.5. Amendment of tender:

1.5.1. At any time prior to the deadline for submission of Application or even after opening of the applications Paradip Port Authority may, for any reason, whether at its own initiative or in response to clarifications requested by Applicant(s), modify the Tender Document by the issuance of addendum/ amendments. The addendum will be published in the e-Procurement Portal. The clarification issued to the bidders at the time of issuing pre-bid clarification shall be treated as a part of Tender conditions.

1.5.2. In order to afford opportunity to prospective applicants,taking into account of addendum, if any, or for any other reasons, Paradip Port Authority may, at its discretion, extend the application due submission date. Applicants will also be given reasonable time to respond to Addendum, if such is issued.

1.6. Language:

1.6.1. The application and all related correspondence and documents shall be written in English language. Supporting materials, which are not translated into English, may not be considered.

1.6.2. The Application shall be typed or written in indelible ink and each page shall be signed by the Applicant. All the alterations, omissions, additions, or any other amendments made to the Application shall be initiated by the person(s) signing the Application.

1.7. Confidentiality:

1.7.1. Information relating to the examination, clarification, evaluation, and finalization of the short-listed Applicants shall not be disclosed to any person and Paradip Port Authority will treat all information submitted by the bidders in confidence. A prospective applicant

requiring any clarification on the tender document may inform Paradip Port Authority in writing or by facsimile. Paradip Port Authority will try to respond to any request for clarification. Copies of Paradip Port Authority's response shall be published in Port website to the perusal of all purchasers of the Tender Document, including a description of the enquiry but without identifying its source.

1.8. Minimum Guaranteed Traffic:

1.8.1 The MGT for the land allotted for setting up of tanker facility for Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.) in the Port, considering the need to encourage the potential bidders to handle the cargo through the Port, is kept as 0.5 MMTPA spreading over a period of 10 years against this patch of land.

Year	Total MGT per Annum
First 05 years	Gestation period-No MGT applicable
06-08 years	0.25 MMTPA
09-10 years	0.375 MMTPA
After 10 years	0.5 MMTPA

1.8.2 The gestation period for the project shall be 05 years from the date of handing over the physical possession of the land and the bidder shall ensure the completion of the project within the stipulated gestation period of 5 years.

1.8.3 All statutory clearances for installation, operation & maintenance and management of tanking facilities are to be obtained by the successful bidder.

1.8.4 The above mentioned MGT is only indicative nature, the bidders are encouraged to quote equal to or over and above the MGT on completion 10th year but no case less than 0.5 MMTPA at the end of 10th year. The 50% of the quoted MGT per Annum will be taken

into consideration as minimum MGT on completion of 6-8 years and 75% of the quoted MGT per Annum will be taken into consideration as minimum MGT on completion of 9-10 years and 100% per Annum on completion of 10th year, from the date of handing over of physical possession of the land. The MGT so quoted will be multiplied by the wharfage charges applicable to the cargo specified in the Annexure-6 for arriving at MGR (Minimum Guarantee Revenue) through cargo handling.

- 1.8.5 The bidders have to mention the quantum of cargo (MGT) to be handled through the Port (export and import), as per the prescribed format in **Annexure-6** for the project.
- 1.8.6 The MGT mentioned in the Tender documents is exclusive of any other commitment by the bidders (Terminal Operators / Port Users / existing Industries. etc.) in any of the contracts/ agreements with the Port. The MGT assured in any other projects/ contracts/ agreements shall not be shown against this particular allotment of land. The successful bidder has to produce the documentary evidences that, the MGT of has been generated through the operation of tanker facility to ascertain the shortfall, if any.
- 1.8.7 The successful bidder (H-1) shall be selected based on the MGT offered as well as upfront premium quoted in the land auction process by converting both in terms of Minimum Guaranteed Revenue (MGR) in accordance with prevailing SoR applicable to quantum of Cargo quoted/offered in the tender (MGT multiplied by the wharfage charges as applicable according to type & quantum of cargo (+) the offered land price discovered in e-auction).
- 1.8.8 **To avoid monopoly of trade, the lessees who have already availed Port land on lease basis for tank farms are not eligible to participate in this tender.**

1.8.9 It would be a responsibility of the successful tenderer/ tenant to ramp up the traffic throughput through the Port to the Minimum Guarantee Throughput (MGT) quoted in the Tender within a gestation period of maximum 60 months (5 years) from the date of handing over of physical possession of land.

1.8.10 After the initial gestation period if the successful tenant fails to ramp up the traffic throughput to the Port, then a penalty shall be applied to the tenant. The penalty for shortfall MGT shall be calculated based on the Scale of Rates (Wharfage charges prevailing from time to time) with respect to the quantum of Cargo offered as MGT on incremental basis by the bidder in the tender document. According to the quantum of Cargo specified by the bidder in the tender, an extendable Electronics Bank Guarantee (e-BG) for a period of 1 year 60 days will be taken from the successful bidder in advance every year and the penalty, if any, shall be remittable by the bidder within a period of 30 days on completion of one year of gestation period, failing which, the e-BG shall be en-cashed. In case of encashment, on account of failure to meet out the MGT commitment, the bidder has to make up the balance within the period of 30 days after such encashment and submit the e-BG in full and toto as per the tender criteria, failing which action as deem fit will be taken for cancellation of land allotted. The successful bidder has to extend the e-BG for the MGT for the next year on 12th month of the corresponding year, failing which, action as deem fit will be initiated for cancellation of allotted premises.

1.8.11 If in any block of five (5) consecutive years during the entire lease period (after the initial gestation period), the actual cargo handling falls below the MGT in each of the 5 years, then Port Authority Board may decide to terminate the lease at its discretion, after taking into consideration the business situation of the tenant and any other valid reasons.

1.9. Earnest Money Deposit:

ABidder is required to deposit along-with its Bid, an Earnest Money Deposit.

1.9.1. Any bid not accompanied by an EMD shall be summarily rejected as a non-responsive bid.

1.9.2. EMD of unsuccessful bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority, and in any case within 60 (sixty) days from the Bid Due Date.

1.9.3. The successful bidder has to pay @2 Years of Annual lease rent obtained in the e-Auction towards Security Deposit in shape of Electronics Bank Guarantee (e-BG) in consonance with the Ministry direction dtd.27.04.2020 on the Clarification Circular (Land Management) No.1 of 2020-21 and other advanced dues (upfront or premium) to be paid towards allotment of land on lease basis, after which the EMD so deposited by the successful bidder will be refunded on submission of Bill of Refund of EMD in the prescribed format. If, the successful bidders wants to terminate lease 'suo-moto' before expiry of the lease period, the Security so paid shall be forfeited. No refund for whatsoever reason will be entertained.

1.9.4. The EMD shall be forfeited as Damages without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/ or under the Lease Agreement or otherwise,

- (i) A Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice;

- (ii) A Bidder withdraws its Bid during the period of Bid validity period as specified in this RFP and as can be extended by mutual consent of the respective Bidder(s) and the Authority;
- (iii) Fail to make payment of dues and Security Deposit in shape of e-BG as per tender conditions in time.

1.10. Eligibility Criteria:-

The bidder must fulfill the following conditions:-

- i. The bidders should be a Firm/ any Government/Semi-Govt./ CPSU/ SPSU Organization/ Private Agency/ individuals/ a consortium/ JV. The term bidder used herein after would therefore apply to both **as a single entity and a Consortium/ JV**.
- ii. The bidders who have participated in same tender within a period of 02 years but subsequently refused to accept the offer suo motto, will not be considered for allotment of land under this tender.
- iii. In case of a Consortium/ JV, the eligibility criteria can be met collectively or individually by the Consortium/ JV member who is having 26% of equity share in the Consortium/ JV.
- iv. A foreign entity can be a member as well as a lead member of a consortium/ JV.
- v. No members of the consortium/ JV whose technical & financial capacity shall be evaluated for the purpose of pre-qualification in response to the tender shall hold less than 26% of such equity in the consortium.

- vi. **The bidder who has already availed the Port land individually or part of any Consortium for tankers will not be eligible to participate in the tender to avoid monopoly of trade.**
- vii. The lead member of the consortium at any time legally and beneficially hold not less than 50% of the paid up equity in the consortium.
- viii. The net assets worth of the individuals/ consortium/ JV partner (individually or collectively) shall not be less than 25% of the projects cost of tankers and other allied infrastructure facilities as per the project report submitted in the tender document and in any case it shall not be less than 150 Crores per Annum (as the envisaged project cost is about 600 Crores).
- ix. Certificate(s) from statutory auditors shall be submitted by the bidders to this effect as at the closer of the preceding financial year. ("**Net Worth**" shall mean the sum of subscribed and paid up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written of a reserves not available for distribution to equity share holders).
- x. **Bidders shall have to furnish a certificate from its statutory auditors establishing experience in handling Liquid Cargo/ Liquefied Gases (Chemicals, POL, LPG, etc.).**
- xi. The purchaser of the tender document must be the bidder itself or any one of the member of the consortium/ JV submitting the bid.
- xii. In case of Consortium/ JV, the bidders shall submit the Power of Attorney authorizing one of its partner to carry out bid submission and other business transactions with regards to allotment of land, as per the format as **Annexure-4**.

1.11. Changes in Consortium Composition:

- i. Change in the composition of a Consortium/ JV may be permitted with prior approval from the Paradip Port Authority and the modified Consortium would continue to meet the Qualification criteria for bidders.

1.12. Bidding Process:

1.12.1. The tender shall be submitted online in three cover system duly signed and digitally signed by the authorized representative of the bidder as follows:

- (i) **Cover-1 (Technical Bid)**–Online bids should be submitted containing original scanned copy of following document in Cover 1.
 - (a) Self-signed copy of acknowledgement towards payment of Tender fee through RTGS or NEFT.
 - (b) Scanned Copies of MoU in case of Consortium/ JV.
 - (c) Scanned copy of the undertaking/declarations of no disputes/blacklisting/ban of business with PPA or any other major ports.
 - (d) Self-attested copy of the income tax PAN No.
 - (e) Self-attested copy of the GST regd. no.
 - (f) Self-attested copy of declaration on the relationship with any employees of this organization .i.e. PPA.
 - (g) Details of Bank A/c No. regarding payment of paper cost, EMD, at least two Phone Nos. Fax or e-mail, of the bidder for correspondence/ communication.

- (h) Completed **Annexures-1 & 4.**
- (i) Any other documents mentioned under Clause **1.10 (“Eligibility Criteria”)** of this document such as proposed investment on the project (project report) and experience as per the tender conditions.
- (j) Minimum Guaranteed throughput in terms of Cargo to be handled through export and import as per **Annexure-6.**

Cover-2 (Ernest Money Deposit)

- (a) It shall contain self-signed copy of acknowledgement towards EMD through RTGS or NEFT.

(ii) **Cover-3(Financial Bid/Price Bid)**

- (a) It shall contain the Price Bids allotment of land in the prescribed format. Price bid for this patch of land has to be filled in the template file (Microsoft Excel Format) uploaded along with the tender document in the e-Procurement Portal. Bidder has to enable the macros on Microsoft Excel before filling the price bid. The line item total in words and the total amount shall be calculated by the system and shall be visible to the bidder. Bidder has to only write (type) the figures in “Green” colored cells.

1.12.2. Bid submission process:

- (i) The bid should be submitted online at website <http://eprocure.gov.in/eprocures/app> only, by the due date mentioned in e-Tender Notice. The Server Date & Time as appearing on the website <http://eprocure.gov.in/eprocure/app> shall only be

considered for the cut-off date and time for submission of bids. Offers sent through post, telegram, fax, telex, e-mail, and courier or by any other mode will not be considered. In case of date of opening is declared as holiday tender will be opened on next working day. The highest price (annual lease per acre) quoted among the eligible bidders against the plot shall be treated as the base price for auction of plot area.

- (ii) A bid is said to be completed if accompanied by all the documents as per clause-1.3.6. The system shall consider only the last bid submitted through the E- Procurement portal.
- (iii) In the e-Procurement Portal, it is allowed to modify the bid any number of times before the final date and time of submission. The bidder shall have to log on to the system and resubmit the documents as asked for by the system including the price bid. In doing so, the bids already submitted by the bidder will be removed automatically from the system and the latest bid only will be admitted. But the bidder should avoid modification of bid at the last moment to avoid system failure or malfunction of internet or traffic jam or power failure. If the bidder fails to submit his modified bids within the designated time of receipt, the bid already in the system shall be taken for evaluation.
- (iv) For this tender withdrawal of bid is not allowed after opening bids. EMD in such cases shall be forfeited.
- (v) Only those bidders shall be considered qualified by the PPA, who submit requisite EMD(s), Tender Fee & documents, accept all the terms & conditions of the Tender document unconditionally and meet the eligibility

criteria requirement stipulated in the Tender document. The decision of the PPA shall be final and binding in this regard.

- (vi) The bidder shall bear all cost associated with the preparation & submission of its bid and the PPA will in no case be responsible or liable for these cost, regardless of the conduct or outcome of the tendering process.
- (vii) Bid opening dates are specified during tender creation or can be extended vide corrigendum.
- (viii) Note: Any addendum/ corrigendum thus issued shall be notified in the website [https://eprocure.gov.in/eprocure](https://eprocure.gov.in/eprocure/app.notice) /app.notice board and through paper publication.

1.12.3. The Bid openers who have been pre-defined shall log on to the portal with their respective DSC. Unless all the Officers who have been declared as Opening officers log on the portal with their DSC, the Tender cannot be opened.

- (i) The Opening Officers will systematically check the scanned copy of self-signed copy of acknowledgement of Tender fee with that of the uploaded by the bidder, if found in order, they will continue opening of all other documents in the system.
- (ii) After opening of the Cover 1 (Technical Bid) the original documents as per requirement of the e-Tender Document will be verified by PPA.
- (iii) Subsequently, Cover 2 shall be opened and self-signed copy of the acknowledgement of EMD shall be verified. After evaluation of Cover 1 and Cover 2, all the bidders will get the information regarding their eligibility.

- (iv) Thereafter, a system generated e-mail confirmation will be sent to all successful bidders. The bidders can check the same from the portal.
- (v) Date of Financial/Price Bid opening for the plot would be specified after Technical Evaluation is completed.
- (vi) The Financial Bid/ Price-bid of qualified bidders will be opened & evaluated on the notified date & time by PPA. The system shall auto generate the Comparative statement. The bidders can view bid opening remotely on the e-procure portal.

1.12.4. E-Auction:

- (i) Bidders whose price bids have been opened will be eligible to participate in the e-auction as per the scheduled date and time to be intimated against each patches of land separately. In case of any change of date on account of unavoidable circumstances, a separate date and time will be intimated.
- (ii) After opening of the price bids, the highest annual lease rent(H-1) quoted by the bidder over and above the reserve price as obtained in the Tender will become the reserve price for e-auction and the participant bidders have to quote over and above the reserve price in the e-auction.
- (iii) The MGT offered by the bidders in the e-Tender shall be published after converting the same in terms of maximum guaranteed revenue (MGR) (i.e. quantum of Cargo offered in the tender multiplied by wharfage charges) before starting of e-Auction process for the information of bidders, so that the bidders can suitably hike the offers for the land in the e-Auction process to become a successful bidder.

There shall be no provision to enhance the MGT at the time of e-Auction.

- (iv) It may be noted that though, the selection is carried out base on the MGT received in the e-Tender and Land Price discover in the e-Auction, the e-Auction process operates as a standalone system which doesn't have any computing mechanism for combining the MGT and the Land Price. The system is built in such a way that it cannot any lower quote, during the e-Auction process. Hence, the bidders are advised to make their own calculations and quote suitably during the e-Auction process to become successful.
- (v) The minimum increment in the offer shall be Rs.2,000/- (Rupees Two Thousand)only over and above the H-1 price in the e-auction process. An increment in offer below Rs.2,000/- (Rupees Two Thousand)only shall not be considered in the e- auction process.
- (vi) The e-Auction system shall not take double the amount during the e-Auction process, the bidder has to quote less than double, in multiplier of Rs.2,000/-. For e.g. if the starting price is Rs.1,00,000/-, the bidder can quote only up to Rs.1,98,000/- at a time. However, the next quote can be less than double of the previous quote of Rs.1,98,000/- which means, the bidder can quote up to Rs.3,94,000/- and so on.
- (vii) The time of ninety minutes (90) shall be granted for e-auction. In case if any bidders submits his offer during the last five minutes before the prescribed time of 90 minutes getting over, the time for offer shall be automatically extended for further five minutes and such time can further be extended in the similar fashion. If no bidders shall submit the further offer in the extended five minutes time, the auction shall be closed automatically.

- (viii) The detail format of price evaluation process though e-tender cum e-auction is enclosed with the tender documents as **Annexure-5** as an example for better understanding of the bidders.

1.12.5. Allotment of land:

- (i) The successful bidder (H-1) shall be selected based on the MGT offered as well as upfront premium quoted in the land auction process by converting both in terms of Minimum Guaranteed Revenue (MGR) in accordance with prevailing SoR applicable to quantum of Cargo quoted/offered in the tender (MGT multiplied by the wharfage charges as applicable according to type & quantum of cargo (+) the offered land price discovered in e-auction).
- (ii) The lessees who have already availed Port land on lease basis for tank farms are not eligible to participate in the tender to avoid monopoly of trade.
- (iii) Being, 30 years lease, the Authority for approval for allotment of land lies with Board of Paradip Port Authority. The process of allotment shall deem to be completed only on approval of the Board.
- (iv) Before issue of allotment order, a demand note as per the discovered price for the premises shall be issued by the Authority to the successful Bidder and the successful Bidder shall, within the stipulated time the receipt of the demand note, shall pay the necessary charges.
- (v) The reserve price quoted in Table 5 of this tender document is the minimum lease rent for bidding per acre per annum. Based on the total area available for allotment and also based on the discovered price in the e-Auction process, the total up-front amount payable, for the entire lease period, will be intimated.

- (vi) Bidder is allowed to pay for the lease in form of premium basis (annual lease basis) or upfront basis for the entire lease period of 30 years.
- (vii) In case, the bidder prefers to pay the dues on annual lease basis, the bidder has to pay the revised SoR, if any, during the entire period of lease tenure or the offered price in the tender escalated @2% per annum (cumulative), whichever is higher. No nominal ground rent is applicable in case of annual lease basis (premium basis).
- (viii) In case of payment on upfront basis i.e. one time for the entire lease period of 30 years, there shall be no impact on revision of SoR, whatsoever, except the nominal ground rent to be fixed from time to time.
- (ix) The up-front payable would be the NPV of the sum total of annual lease rental received in the e-Auction process. To arrive at the total sum of NPV, the quoted price will be escalated @2% per annum (cumulative) and discounted at the G-sec rate @6.71% (applicable to Govt. Security on long term bond) as per the latest RBI Bulletin for the month of April, 2026, in accordance with the provisions of Policy Guidelines for Land Management-2014.
- (x) In addition to the above, the successful bidder has to pay @2 Years of Annual lease rent obtained in the e-Auction towards Security Deposit in shape of Electronics Bank Guarantee (e-BG) in consonance with the Ministry direction dtd.27.04.2020 on the Clarification Circular (Land Management) No.1 of 2020-21, after which the EMD so deposited by the successful bidder will be refunded on submission of Bill of Refund of EMD in the prescribed format.

- (xi) Further, the successful bidder has to pay nominal annual ground rent (at present Re.1.00 per Sqmt. / Year), prevailing from time to time during the entire lease period.
- (xii) The Bidder shall promptly check their e-mailbox registered with CPP Portal for receipt of any information / clarification / correspondence in respect of their bid. PPA shall not be responsible for non-receipt / failure of e-mail to the bidders.
- (xiii) If any of the information furnished by the bidder is found to be incorrect/ incomplete, the Bid/ contract are liable to be rejected/terminated and the EMD will be forfeited.
- (xiv) PPA reserves the right to cancel the tender without assigning any reason thereof.
- (xv) Conditional offers are liable for rejection.
- (xvi) Bids from those bidders who have not submitted their offer as per e-Tender Notice will not be considered.
- (xvii) Canvassing whether directly or indirectly, in connection with tenders is strictly prohibited & the tenders submitted by the bidders who resort to canvassing will be liable for rejection.
- (xviii) In case of any grievance/dispute by any bidder through this tender, the bidder shall make representation to Secretary, Paradip Port Authority who shall dispose of the said grievance/dispute within a month of receipt of the letter. If the bidder is not satisfied with the order of Secretary, PPA he shall appeal to Chairman, PPA who shall dispose of the same within a month of receipt of letter. However, all disputes are subject to exclusive jurisdiction of the **Adjudicatory Board** created in consonance with the power conferred under **Section 58 of MPA Act, 1 of 2021** of MPA Act.

(xix) The allotment shall be governed by Paradip Port Authority Immovable Properties (Lands and Houses) Leasing and Licensing Regulations, 1975 as well as Policy Guidelines for Land Management issued from time to time. Anything which is not covered explicitly in this document is deemed to be covered.

2 MISCELLANEOUS:-

2.1. Pre-Bid Meeting:

2.1.1. Pre-Bid Conference of the Bidders shall, if deemed necessary by the Authority, be convened at the designated date, time through remote mode only. Only those persons who have purchased the RFP documents shall be allowed to participate in the Pre-Bid Conference.

2.1.2. During the course of Pre-Bid Conference, the Bidders will be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavor to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

2.2. It shall be deemed that by submitting the Bid, the Bidder agrees and releases the Authority, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/or performance of any obligation hereunder, pursuant thereto and/or in connection with the Bidding Process and waives, to the fullest extent permitted by applicable laws, any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or in future.

2.3. Clarifications:

2.3.1. Bidders requiring any clarification on the TCN may notify the Authority in writing by speed post/ courier/ special messenger and by e-mail. They should send in their queries on or before the date mentioned in the Schedule in Table 7 of the Notice Inviting Tender. The Authority shall endeavor to respond to the queries within the period specified therein. But no later than 15 (fifteen) days prior to the bid due date. The responses will be uploaded on the CPP Portal.

2.3.2. The Authority shall endeavor to respond to the questions raised or clarifications sought by the Bidders. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

2.3.3. The Authority may also on its own motion, if it deems necessary, issue interpretations and clarifications to all Bidders. All clarifications and interpretations issued by the Authority shall be deemed to be part of the Bidding Documents. Verbal clarification and information given by Authority or its employees or representatives shall not in any way or manner be binding on the Authority.

**PARADIP PORT AUTHORITY
ADMINISTRATIVE DEPARTMENT
(ESTATE WING)**

BILL FOR REFUND OF EMD

Bill No. _____

Dated _____

01. Name of the Contractor / Depositor :

02. Name of the work :

03. Details of NEFT / RTGS made at the
Time of EASD / EMD Deposit:

a) Bank Name :

b) Account Number :

c) UTR No. & Date :

04. Reason for the Refund :

05. Amount of the EMD & EASD :
(in words and figures)

06. Bank details of the Contractor for
E-Payment:

a) Bank Name :

b) Account Number :

c) IFSC Code :

d) Branch Name :

(Passed for Rs...../-

(Rupees.....) only.

**DDO SIGNATURE
Paradip Port Authority**

(Receive Rs./-

(Rupees.....) only.

Signature of the Contractor / Depositor
With full postal address

**Sketch Map of
Proposed patch of Port land about 25 acres to be leased out
for setting up of Tanker facility for handling Liquid Cargo/
Liquefied Gases (Chemicals, POL, LPG, etc.) at Paradip.**

Annexure-3

PRICE BID

FORMATFORPOWEROFATTORNEY

Know all men by these presents that We, _____, (hereinafter collectively referred to as "the Consortium") hereby appoint and authorize Ltd. as our attorney.

Whereas Paradip Port Authority (hereinafter referred to as PPA) has invited applications from interested parties for.....

Whereas the bidder/the members of his Consortium are interested in bidding for the Project and implementing the Project in accordance _____ with the terms and conditions of the Tender and other connected documents.

And whereas _____ it is necessary under the Tender for the members of _____ the Consortium to appoint and authorize one of them to do all acts, deeds _____ and things in connection with the aforesaid Project. _____ We _____ hereby nominate and authorize

_____ as our constituted attorney to act in our name and on our behalf and to do or execute all or any of the acts or things in connection with making an application to PPA, to follow up with PPA and thereafter to do all acts, deeds and things on our behalf until culmination of the process of bidding and thereafter to sign the license agreement if we become the successful bidder.

And we hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and conform to all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

In witness whereof we have signed this deed on this the day of _____

1. For and on behalf of _____
2. For and on behalf of _____
3. For and on behalf of _____

**DETAIL FORMAT FOR PRICE EVALUATION THROUGH
E-TENDER-CUM-E-AUCTION**

STEP	PROCEDURE
1.	Opening of e-Tender by the Authority.
2.	Document verification and Pre-qualification.
3.	Selection of Pre-qualified bidders.
4.	Opening of Price Bids of the Pre-qualified bidders.
5.	Select H-1 bidder for ascertaining the upfront premium.
6.	Go for e-Auction.
7.	To provide chances to all Pre-qualified bidders to participate in e-auction process to quote their offers over and above the offer of H-1 bidder not less than Rs.2,000/- in each occasion within 90 minutes time match their price offers with H-1 bidder within 90 (ninety) minutes time.
8.	In case if any bidder submits his offer during the last five minutes before the prescribed time of 90 minutes getting over, the time for offer shall be automatically extended for further five minutes and such time can further be extended in the similar fashion.
9.	Similarly, in case of tie, another 5 (five) minutes time will be given to all the H-1 bidders to quote their price not less than Rs.2,000/- on each occasion over and the above the H-1 price obtained in the e-auction.
10	If no bidder shall submit the further offer in the extended five minutes time in e-Auction process, it shall be closed automatically.
11.	Final allotment will be carried out on approval of the Board of Paradip Port Authority and subject to approval of Ministry of Shipping.

N.B.:- Though, the selection is carried out base on the MGT received in the e-Tender and Land Price discovered in the e-Auction, the e-Auction process operates as a standalone system which doesn't have any computing mechanism for combining the MGT and the Land Price. The system is built in such a way that it cannot any lower quote, during the e-Auction process. Hence, the bidders are advised to make their own calculations and quote suitably during the e-Auction process to become successful. Any clarification in this regard the bidders may contact the Sr. Dy. Secretary, Paradip Port Authority (Mob. No.-9937466663) for clarification.

Annexure-6

SL. NO.	TYPE OF CARGO	GUARANTEED TONNAGE PER ANNUM	
		EXPORT	IMPORT
1			
2			
3			
4			
5			
