



Responses to Pre-Bid Queries

in respect of

REQUEST FOR PROPOSAL

(RfP No.11 dated 17th June 2016)

for

**Long Term Lease of Surplus Land at Belgachia depot of The
Calcutta Tramways Company (1978) Limited**

**TRANSPORT DEPARTMENT
GOVERNMENT OF WEST BENGAL**

10th August 2016

Responses to Pre-bid Queries in respect of Request for Proposal for Long Term Lease of Surplus Land at Belgachia depot of
The Calcutta Tramways Company (1978) Limited

Sl. No.	Query	Response
1	There are certain encroachments on the frontage of land parcel. Actually, it is almost impossible to reach site without removing those encroachments.	Clause 1.2.11 of the RfP states “ <i>CTC shall remove the occupants (if any) inside the said land parcel before handing over physical possession to the Selected Bidder. However, CTC shall not be responsible for removal of any occupants outside the boundaries of the said land parcel</i> ”. The Transport Department will assist the bidder in getting adequate passage for entry to and exit from the property. However, it will be done on no recourse basis.
2	Whether the sub-lessee, if any, can mortgage his unit towards housing finance? If not, you have to allow us to revise the financial bid	Kindly refer to Clause 2.20 of the Lease Deed permitting a right of mortgage/ charge of leasehold interest over scheduled banks and financial institutions. Such right being available to lessee’s will obviously enure to those claiming benefit under the lessees. Alteration, modification, substitution or withdrawal of bids is not permitted – please see clause 2.2.2 of the RFP in this regard
3	There are many trees planted in the site and approval is required from Forest Dept. to relocate those trees, which is a time consuming issue.	This has to be done by the Selected Bidder as per his requirements and plans and as per the provisions of the extant law. However the Transport Department will, on no recourse basis, assist the Selected Bidder in this regard.
4	The construction tenure is 60 months. If it takes long time to get approval from Forest Dept., it will not be possible to complete it within the time frame.	Clause 2.3 of the Lease Deed provides for extension of the time frame of 60 months. Please see “... <i>the Lessor may at its discretion on an application being made to it by the Lessee for good causes and consideration, including existence of conditions of force majeure and on payment of such fees or penalty, by whatever name called, as may be fixed by the Lessor from time to time, grant to the Lessee such extension of time to commence and/or complete construction of the said building(s) on the demised premises for such period as the Lessor may determine</i> ”
5	The classification/usage of the land parcel is not clear.	As per record available from KMC, the nature of land at Belgachia for monetisation has been earmarked as "Residential, non-commercial"
6	We require the AutoCAD drawing of the land parcel.	The AutoCAD drawing of the land parcel will be forwarded to the bidders on their registered email addresses.
7	Clause 1.2.5 of RFP states that completion period is 60 months from date of handing over possession. However, according to us it should be 60 months from the date of handing over of vacant and peaceful possession	No change in terms & conditions. Till date the Transport Department/ CTC has already successfully undertaken a similar exercise for surplus land at 4 depots in Kolkata under similar terms & conditions.

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		Possession of land has also been handed over to the Selected Bidder without any problems or issues.
8	Clause 1.2.11 of RFP states that CTC shall remove occupants from within the property however they shall not be responsible for removal of occupants outside the boundary. Currently the entire frontage is occupied with small shops so what should be done about the same and what about the access into the property.	Already explained in the response to Query No. 1.
9	As per Appendix 1: Project Data sheet, the handover date is mentioned as 3 months from payment of 1st installment. However, clause no.2.4 I&II states that the 2nd installment is payable within 30 days of LOI date. So don't we get possession prior to 2 nd installment payment	<p>Clause 2.4.(ii) of the RfP document states “3rd instalment payment of 75% of the Financial Bid by way of Demand Draft (payable in Kolkata) in favour of the Payee, as specified in Appendix I: Data Sheet of the Project hereof, within 10 (ten) days of intimation of handing over of possession of the identified land parcel within the depot”</p> <p>The possession for the land parcel will be provided to the bidder only after the payment of the 3rd installment payment of 75% of the Financial Bid.</p> <p>Further as specified in the Appendix I: Data Sheet, CTC will make the land parcel ready for possession within 3 months of receipt of the 1st installment payment of 10% of the Financial Bid.</p>
10	Clause no.4.2 of RFP states that CTC reserves its right of permissive use and removal of plant, machinery, equipment, buildings structures etc. However, what if the lessee wishes to retain certain existing structures/buildings?	As specified in clause 4.2, the first right to removal of the said items rests with CTC. However, the matter may be mutually discussed and settled at appropriate time.
11	Is the land separated in the municipal records? If, not when will that happen? Also, physically when will the land be separated with a proper demarcated boundary?	<p>The land parcel has already been separated in the municipal records. The premises number for the land parcel is 34/1, Khudiram Bose Sarani whereas that of the remaining depot is 34, Khudiram Bose Sarani.</p> <p>Also, as stated in Clause 2.12 of the Appendix VI: Proforma Lease Deed of the RfP, the boundary for demarcation needs to be constructed and maintained by the lessee at its own costs.</p>
12	When will a joint survey be conducted to understand the exact quantum of the land prior to full payment of premium?	A site visit with the bidders has already been conducted on 2 nd August, 2016. Further, as stated in Clause 1.2.11 of the RfP, the said land parcel would be given on lease on as-is-where-is basis.

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13	When, where and how can the title documents be reviewed?	The photo copy of the title documents has already been shared with the bidders, who have purchased the Tender Documents and were present during the pre-bid meeting held on 2 nd August 2016.
14	Upon payment of 3rd installment (75%) would any document be executed between the lessor and lessee?	<p>The handover of the possession of the said land parcel to the selected bidder will be made after receiving the 3rd installment payment of 75% by CTC.</p> <p>Also, within 30 days of receiving possession, the selected bidder will have to send to CTC, with copy to the Department, the Lease Deed of the said land parcel dully filled in the form contained in Appendix VI of the RfP for verification by CTC/Department.</p> <p>Within 30 days of receipt thereof, CTC/Department shall send to the selected bidder the duly approved lease deed for being stamped and made ready for execution and registration.</p>
15	What happens to the payment of lease rent once the developer transfers the property to the association?	The lessee is responsible for payment of the lease rent, as the assignment or transfer of lease is not permitted.
16	Clause no.1.2.4 of RFP states that "The ULC dept would grant exemption to the selected bidder from case to case basis". Kindly explicitly clarify the same.	As mentioned in the Clause, the exemption for the said land parcel under the Urban Land (Ceiling and Regulation) Act, 1976 would be granted to the selected bidder by the Urban Development Department, GoWB on a case to case basis on priority.
17	In the lease deed can it be explicitly clarified that the once the lessee grants sub lease to one buyer the said buyer can further sell/sub-let to a second buyer.	As specified in Clause 2.20 of the Appendix VI: Proforma Lease Deed in the RfP, sub-lease/sub-letting or any other mode or manner not amounting to a complete assignment of Lessee's right title and interest in the demised premises is permissible. Thus a sub-lessee can further sub-lease / sub-let to subsequent transferee
18	Clause No. 2.7 of RFP states that upon approval of lease deed by the CTC the same has to be registered within 15 days. However, can you please clarify how much time will CTC take to approve the lease deed after the same is filled and sent by the selected bidder?	As mentioned in Clause 2.7 of the RfP, CTC will return the duly approved lease deed for execution and registration within 30 days of receipt of the same from the selected bidder.