

Tender Ref. No.: LS-03/2025 "E-TENDER CUM E-AUCTION FOR THE ALLOTMENT OF 7 NOS. OF PLOTS (INCLUDING STRUCTURES) FOR VARIOUS PURPOSE ON 30 YEARS LEASE ON AS IS WHERE IS BASIS AT KANDLA."

PRE-BID QUERIES AND CLARIFICATION

Sr No.	PART/ VOL.	Page No.	Clause No.	Clause	BIDDER'S Query	DPAs Response / Clarification
1					1. Advance Annual Lease Rent & Security Deposit: We are the existing lessee with a continuous track record of timely lease rent and other payments. In the event that we continue to hold the same plot on a renewed 30-year lease under this tender, we trust that we will not be required to pay the Advance Annual Lease Rent and Security Deposit equivalent to two years' lease rent as stipulated under Clauses 4.17 and 4.23 of the tender documents. Please confirm whether this understanding is correct.	The existing lessee (ex-lessee) is required to pay the Advance Annual Lease Rent and Security Deposit equivalent to two years' lease rent as stipulated under Clauses 4.17 and 4.23 of the tender documents.
2					2. With respect to the Earnest Money Deposit (EMD) and Security Deposit Bank Guarantee, we seek clarification on the following specific points: A. Bank Guarantee from HDFC Bank Please confirm whether a Bank Guarantee issued by HDFC Bank will be acceptable to Deendayal Port Authority B. Guarantee Issued from Any Branch vs Gandhidham Branch The tender document specifies that the Bank Guarantee should be issued by a bank having a branch at Gandhidham. Kindly clarify whether it would be acceptable for the Bank Guarantee to be issued from any other branch of the same bank (for example, a Mumbai branch), so long as the bank has at least one operational branch at Gandhidham for verification and correspondence purposes. C. Electronic / Digital Bank Guarantee Considering present banking practices and the Government of India's digitization drive, banks are now offering digital or electronic Bank Guarantees (e-Bank Guarantees) in place of conventional physical instruments. Please confirm whether submission of such digital or e-Bank Guarantees will be acceptable to Deendayal Port Authority under this tender.	Yes, Bank Guarantee from any Nationalised bank/Scheduled Bank having a branch at Gandhidham, as per the format attached with the tender documents, will be accepted.
						Tender condition prevails

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					<p>3. Right of First Refusal for Existing Lessees</p> <p>The tender document does not make any reference to the Right of First Refusal (ROFF) available to existing lessees.</p> <p>As was discussed earlier & confirmed by the Deendayal Port Authority, we understand that Right of First Refusal continues to apply to existing lessees under this tender process.</p>	<p>The same is dealt as per the provisions of Land Policy Guidelines for Land Management as applicable from time to time.</p>
					<p>Kindly clarify the procedure and mechanism through which the Right of First Refusal will be administered and exercised in this specific tender (for example, timing, method of intimation, and applicable conditions).</p>	<p>The valuation of assets of the lessees, as mentioned in the tender, was carried out during the year 2022 (except Mukesh Guest House). As informed to the Board, a revised valuation of assets has since been undertaken. In the case of M/s. Aveen International Pvt. Ltd., the valuation amount has increased, as assessed by the Government-approved valuer, based on the details relating to the date of construction and other particulars furnished by M/s. Aveen International Pvt. Ltd. vide their letter dated 23.10.2025.</p> <p>However, the valuation amounts in respect of M/s. Indian Container Terminal (P) Ltd., M/s. Cargo Motors, M/s. Associates Lumbers, Shri A. K. Shah, and Gujarat State Warehousing Corporation have decreased by the Govt. Approved Valuer due to the old condition of the godowns, Hotel and Petrol Pump. The details of the revised EMD and valuation amount is enclosed at ANNEXURE-1.</p>
3					<p>MIT 2,3 8 30</p> <p>A-D</p> <p>REVISED VALUATION AMOUNT AND EMD</p>	

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4					"Please inform whether an employee's relative can participate in the tender as per Clause No. 1(a) of the Integrity Pact."	Tender conditions prevail.
5					Whether HI offer can be made to ex-lessee who have not qualified for E-tender cum E-auction of particular plot.	"The HI offer will be extended to the ex-lessee only if they are qualified in the E-tender-cum-E-auction for the respective plot."

ANNEXURE-I

(1) REVISED VALUATION REPORTS

S.N.	Plot No. & Description	Area (in sq. mtrs)	Valuation of Assets / Structures (IN Rs .)
1	Earlier allotted to M/s. Avean International (P) Ltd.,	6446	Rs. 24,88,22,580/-
2	Earlier allotted to Mukesh Mangalji Joshi (Mukesh Guest House)	387	Rs. 1,40,21,986/-
3	Earlier allotted to M/s. Indian Container Terminal (P) Ltd	9100	Rs. 3,54,91,011/-
4	Earlier allotted to M/s. Cargo Motors	2304	Rs. 3,03,31,930/-
5	Earlier allotted to M/s. Associates Lumbers	18662	Rs. 51,97,000/-
6	Earlier allotted to S/Shri A.K. Shah, N.A.Shah and D.A.Shah	2333	Rs. 3,31,25,115/-
7	Earlier allotted to M/s. Gujarat State Warehousing	10000	Rs. 1,61,11,155/-

(2) REVISED EMD

S. N.	Description /Location	Area (In Sq. Mtrs)	EMD (per plot) With Structure	EMD (Per Plot) Without Structure
1	2	3	4	5
1	Earlier allotted to M/s. Avean International (P) Ltd.,	6446	2,56,42,764.00	Rs. 7,60,506.00
2	Earlier allotted to Mukesh Mangalji Joshi (Mukesh Guest House)	387	14,21,989.00	Rs. 19,790.00
3	Earlier allotted to M/s. Indian Container Terminal (P) Ltd	9100	37,88,595.00	Rs. 2,39,494.00
4	Earlier allotted to M/s. Cargo Motors	2304	30,93,332.00	Rs. 60,139.00
5	Earlier allotted to M/s. Associates Lumbers	18662	14,74,000.00	Rs. 9,54,300.00
6	Earlier allotted to S/Shri A.K. Shah, N.A.Shah and D.A.Shah	2333	34,31,812.00	Rs. 1,19,300.00
7	Earlier allotted to M/s. Gujarat State Warehousing	10000	18,74,296.00	Rs. 2,63,180.00

Note: - In case of original lessee (previous lessee/existing lessee) of respective plot, the E.M.D. on the value of structures is not required to be submitted and they have required to be submitted EMD as per Column No. 5 (i.e. **EMD Without Structure**). The others bidder is required to be submitted EMD at Column No. 4(i.e. **EMD With Structure**), which includes 10% value of existing structure on the land + 10% of reserve price.