



**HALDIA DOCK COMPLEX  
SYAMA PRASAD MOOKERJEE PORT (SMP), KOLKATA  
(ERSTWHILE KOLKATA PORT TRUST)**

**TENDER DOCUMENT**

**FOR**

**ALLOTMENT OF SMP, KOLKATA LAND AT HALDIA  
DOCK COMPLEX, HALDIA, WEST BENGAL ON  
LEASE FOR 30 YEARS**

**FOR**

**Setting up of 5 MW (AC) Ground Mounted Solar Power Project**

**THROUGH**

**TENDER-CUM-AUCTION**

**Tender No: G/Ad/E/1509/T/Land/IZ/14 Acres/2025-26**

**Administration Division  
February 2026**

## **DISCLAIMER**

The information contained in this Notice Inviting Tender and Tender Document or subsequently provided to bidder(s), whether verbally or in Documentary or any other form by or on behalf of Haldia Dock Complex (HDC), Syama Prasad Mookerjee Port, Kolkata (SMP, Kolkata) or any of its employees or advisers, is provided to bidder(s) on the terms and conditions set out in this Notice Inviting Tender and Tender Document and such other terms and conditions subject to which such information is provided.

This Notice Inviting Tender and Tender Document is not an agreement and is neither an offer nor invitation by HDC, SMP, Kolkata to the prospective bidder(s) or any other person. The purpose of this Notice Inviting Tender and Tender Document is to provide interested parties with information that may be useful to them in the formulation of their Bids/Tenders pursuant to this Notice Inviting Tender and Tender Document. This Notice Inviting Tender and Tender Document include statements, which reflect various assumptions and assessments arrived at by HDC, SMP, Kolkata in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information that each Tenderer may require. This Notice Inviting Tender and Tender Document may not be appropriate for all persons, and it is not possible for HDC, SMP, Kolkata, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this Notice Inviting Tender and Tender Document. The assumptions, assessments, statements and information contained in this Notice Inviting Tender and Tender Document may not be complete, accurate, adequate or correct. Each Tenderer should, therefore, conduct own investigation and analysis and check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this Notice Inviting Tender and Tender Document and obtain independent advice from appropriate sources, for which HDC, SMP, Kolkata shall neither be responsible nor incur any financial cost or expense.

Information provided in this Notice Inviting Tender and Tender Document to the bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. HDC, SMP, Kolkata accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

HDC, SMP, Kolkata, its employees and advisers make no representation or warranty and shall have no liability to any person including any Tenderer under any law, statute, rules or regulations or tort, principles of restitution or unjust 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 Notice Inviting Tender and Tender Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the Notice Inviting Tender and Tender Document and any assessment, assumption, statement or information contained therein or deemed to form part of this Notice Inviting Tender and Tender Document or arising in any way in this Selection Process.

HDC, SMP, Kolkata also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Tenderer upon the statements contained in this Notice Inviting Tender and Tender Document.

HDC, SMP, Kolkata may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this Notice Inviting Tender and Tender Document. The issue of this Notice Inviting Tender and Tender Document does not imply that HDC, SMP, Kolkata is bound to select a Tenderer or to appoint the Selected bidder, as the case may be, for the project and HDC, SMP, Kolkata reserves the right to reject all or any of the Bids/Tenders without assigning any reasons whatsoever.

The Bidder/Applicant shall bear all its costs associated with or relating to the preparation and submission of its Bid/Tender including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by HDC, SMP, Kolkata or any other costs incurred in connection with or relating to its Bid/Tender. All such costs and expenses will remain with the Tenderer and HDC, SMP, Kolkata shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Tenderer in preparation or submission of the Bid/Tender, regardless of the conduct or outcome of the selection process.

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**SYAMA PRASAD MOOKERJEE PORT, KOLKATA  
HALDIA DOCK COMPLEX**

**Office of the Administration Division, Jawahar Tower Annexe, P.O.: - Haldia Township,  
Dist.: Purba Midnapore, PIN : 721607, West Bengal. Ph. No. 03224 265820.**

**NOTICE INVITING TENDER (NIT)**

E-Tender under two part system (Part I: Techno-Commercial Bid and Part II: Price Bid) are invited for Allotment of land measuring about 14 acres at Mouza - Hatiberia in the Industrial Zone of Haldia Dock Complex, Haldia, West Bengal, on long term lease of 30 years without any option of automatic renewal on 'as is where is' basis, through tender-cum-auction for setting up of 5 MW (AC) Ground Mounted Solar Power Project from reputed Organization / Industrial Houses either individually or in a Consortium with other Industrial Houses/Financial Institutions/ Industry &/or Infrastructure Development Company/ Corporation, etc. coming together to implement the project.

The Tender Document may be seen on MSTC website [www.mstcecommerce.com](http://www.mstcecommerce.com), (<https://www.mstcecommerce.com/eprochome/kopt>) SMP, Kolkata website [www.smportkolkata.shipping.gov.in](http://www.smportkolkata.shipping.gov.in) and <http://eprocure.gov.in>. However, Corrigendum / Addendum/ Clarifications, if any shall be hosted on MSTC website [www.mstcecommerce.com](http://www.mstcecommerce.com) and [www.smportkolkata.shipping.gov.in](http://www.smportkolkata.shipping.gov.in).

Further, intending bidders shall submit their bids electronically only through MSTC website [www.mstcecommerce.com](http://www.mstcecommerce.com). Tenderers should visit the websites frequently. [Any clarification on technicality of submission of bid for e-tendering, queries may be sent to email of MSTC website [www.mstcecommerce.com](http://www.mstcecommerce.com)].

**SCHEDULE OF TENDER (SOT):**

a. TENDER NO.	<b>G/Ad/E/1509/T/Land/IZ/14 acres/2025-26</b>
b. MODE OF TENDER	E-tender System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through <b><a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a></b> of MSTC Ltd. The intending bidders are required to submit their offer electronically through e-tendering portal. No physical tender shall be accepted by Haldia Dock Complex, Syama Prasad Mookerjee Port, Kolkata.
c. E-Tender No. (System Generated)	<b><a href="http://MSTC/ERO/HALDIA DOCK COMPLEX/30/HALDIA/25-26/63749">MSTC/ERO/HALDIA DOCK COMPLEX/30/HALDIA/25-26/63749</a></b>

d.	Date of NIT available to parties to download	<b>Thursday 19<sup>th</sup> February 2026</b>				
e.	<b>Offline</b> Pre-Bid Meeting date & Time .	<b>Thursday, 5<sup>th</sup> March 2026 at 11.30 hrs.</b>				
	Queries, if any, to be sent by :	<b>Friday, 27<sup>th</sup> February 2026</b>				
f.	Site inspection date and time, if required.	<b>Thursday, 5<sup>th</sup> March 2026 at 10.30 hrs.</b>				
g.	<p>Earnest Money Deposit and Bid document fee</p>	<p>The intending bidders should submit <b>Earnest Money</b> and <b>Bid document fee</b> for the plot of land to Haldia Dock Complex along with their offer otherwise their offer will be summarily rejected.</p> <table border="1" data-bbox="693 770 1460 1077"> <thead> <tr> <th><b>Earnest Money</b></th> <th><b>Bid document fee (including GST)</b></th> </tr> </thead> <tbody> <tr> <td><b>Rs. 1,49,03,874/-</b> (Rupees one crore forty nine lakh three thousand eight hundred seventy four only)</td> <td><b>Rs. 2950/-</b> (including GST)</td> </tr> </tbody> </table> <p>The bidders are advised to deposit Earnest Money and Bid Document fee <b>separately</b> through ECS (RTGS/NEFT) in favour of 'Syama Prasad Mookerjee Port, Kolkata, Haldia Dock Complex' directly into the designated bank account. Details of the bank account is appended hereunder:</p> <p>a) Name of Bank &amp; Branch: Punjab National Bank, Haldia Dock Complex Branch.  b) Account No.: 1604050000310,  c) IFS Code: PUNB0160420.</p> <p>Concerned tenderers must ensure that the remitting bank positively enters their name and System Generated E - Tender no. in the 'Sender to Receiver' column at the time of making payment of earnest money by RTGS/NEFT.</p> <p>Tenderers should deposit <b>Earnest Money</b> and <b>Bid document fee</b> before filling and submission of bids.</p> <p>Details of <b>Earnest Money</b> and <b>Bid Document Fee</b> remitted should be entered by the participating</p>	<b>Earnest Money</b>	<b>Bid document fee (including GST)</b>	<b>Rs. 1,49,03,874/-</b> (Rupees one crore forty nine lakh three thousand eight hundred seventy four only)	<b>Rs. 2950/-</b> (including GST)
<b>Earnest Money</b>	<b>Bid document fee (including GST)</b>					
<b>Rs. 1,49,03,874/-</b> (Rupees one crore forty nine lakh three thousand eight hundred seventy four only)	<b>Rs. 2950/-</b> (including GST)					

	<p>Tenderers in the space provided in the e-tender as indicated hereunder separately for Earnest Money and Bid document fee:</p> <p>a) Name of remitting Tenderer:  b) E-Tender No.:  c) Amount remitted:  d) Remittance Bank Details:  e) U.T.R No.:  f) Date:</p>
h	<p>Date of Starting of e-Tender for submission of online Techno Commercial Bid and price Bid at  <a href="http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/">http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/</a></p>
i	<p>Last date of submission of EMD &amp; Bid Document fee at HDC.</p>
j	<p>Date of closing of online e-tender for submission of Techno-Commercial Bid &amp; Price Bid.</p>
k	<p>Date &amp; time of opening of Part-I (i.e. Techno-Commercial Bid)</p>

**Part – I: Techno-Commercial Bid****IMPORTANT INSTRUCTIONS TO E-TENDER**

This is an e-tender event of SMP, Kolkata. The e-tender service provider is MSTC Ltd., 225C, A.J.C. Bose Road, Kolkata-700 020.

**Tenderers willing to participate in this tender are required to go through the entire tender document.**

1	<p><b>Process of E-tender:</b></p> <p><b>A) Registration:</b></p> <p>(i) The process involves registration of bidders with MSTC e-tender portal. For this purpose, any willing bidder is required to apply online through the MSTC website <a href="http://www.mstcecommerce.com/auctionhome/kopt/index.jsp">www.mstcecommerce.com/auctionhome/kopt/index.jsp</a> as per details given in this tender document.</p> <p>(ii) Only after registration, the bidder(s) can submit his/their bids electronically. Electronic bidding for submission of Techno-Commercial Bid as well as Price Bid over the internet will be done. The bidder should possess at least Class II signing type digital certificate (Bids will not be recorded without Digital Signature).</p> <p>(iii) Any willing bidder not yet in possession of at least Class II signing type digital certificate, would be required to obtain the same at their own cost and arrangement prior to participation in the instant tender.</p> <p>(iv) Bidders are to make their own arrangement for bidding from a P.C. connected with Internet. Neither SMP, Kolkata nor MSTC shall be responsible for making such arrangement.</p> <p><b>SPECIAL NOTE: BOTH PRICE BID AND TECHNO-COMMERCIAL BID ARE TO BE SUBMITTED ON-LINE AT <a href="http://www.mstcecommerce.com/auctionhome/kopt/index.jsp">www.mstcecommerce.com/auctionhome/kopt/index.jsp</a></b></p> <p>1) Bidders are required to register themselves online with <a href="http://www.mstcecommerce.com/auctionhome/kopt/index.jsp">www.mstcecommerce.com/auctionhome/kopt/index.jsp</a> → Registration → Register as Bidders' Filling in details and creating own user-id and password→ Submit.</p> <p>Bidders will receive a system generated mail confirming their registration in their e-mail ID which will be provided during filling in the registration form. This email shall be forwarded to the contact persons of MSTC as mentioned below. Bidders having registration which are more than one year-old has to request for re-activation of their old registration by forwarding the registration email along with a copy of PAN card to MSTC. Bidders are requested to submit bid keeping sufficient time in hand. They should not wait for last minute to avoid any problem. In case of any clarification, bidders are advised to contact HDC/MSTC (before the scheduled time of the e-tender).</p>
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<b>Contact person (HDC):</b>			
	<b>1. Mr. S. Ahmed</b> Sr. Dy. Manager (P&IR) Haldia Dock Complex Ph. No. 03224 265820 Mob. No. 94340 31389 E-mail: <a href="mailto:sahmed.hdc@smportkolkata.shipping.gov.in">sahmed.hdc@smportkolkata.shipping.gov.in</a>	<b>2. Mr. P. Dey,</b> Dy. Manager (Admn) Haldia Dock Complex Ph. No. 03224 265561 Mob. No. 94340 31713 E-mail: <a href="mailto:pdey.hdc@smportkolkata.shipping.gov.in">pdey.hdc@smportkolkata.shipping.gov.in</a>	
<b>Contact person (MSTC):</b>			
	1. Shri Sabyasachi Mukherjee Manager (ERO) Contact No.- 07278030407 E-mail- <a href="mailto:smukherjee@mstcindia.co.in">smukherjee@mstcindia.co.in</a>	2. Shri K. Kranthi Kumar Assistant Manager (ERO) Contact No. 9174009882 E-mail- <a href="mailto:kkumar@mstcindia.co.in">kkumar@mstcindia.co.in</a>	3. MSTC HO Central Help Desk: 07969066600
<b>B) System Requirement:</b>			
i) Windows 7 and above Operating System / Windows 8 ii) IE-9 and above Internet browser. iv) Signing type digital signature v) JRE software to be downloaded and installed in the system. To enable ALL active X controls and disable 'use pop up blocker' under Tools →Internet Options→ custom level.			
The system requirements are as follows: <ul style="list-style-type: none"> <li>Operating System- Windows 7 and above</li> <li>Web Browser- Preferred IE 9 and above.</li> <li>Active-X Controls Should be enabled as follows:            Tools =&gt; Internet Options =&gt; Security =&gt; Custom Level =&gt; Enable all Active-X Controls            =&gt; Disable "Use Pop-up Blocker"</li> <li>Java (Latest is JRE 8 Update – File name Windows X-86 Offline)</li> </ul>			
To disable "Protected Mode" for DSC to appear in The signer box following settings may be applied. <ul style="list-style-type: none"> <li>Tools =&gt; Internet Options =&gt; Security =&gt; Disable protected Mode If enabled- i.e, Remove the tick from the tick box mentioning "Enable Protected Mode".</li> <li>Other Settings:            Tools =&gt; Internet Options =&gt; General =&gt; Click On Settings under "browsing history/ Delete Browsing History" =&gt; Temporary Internet Files =&gt; Activate "Every time I Visit the Webpage".</li> </ul>			
<b><u>For details, refer to the "Bidder Guide" and a video guide available under "View Video" Link.</u></b>			

<b>2</b>	<b>Format of Bid:</b>
	<p>(A) Part I Techno-Commercial Bid will be opened electronically on specified date and time as given in the Tender Notice. Bidder(s) cannot witness electronic opening of bid since the same is not a public event.</p> <p>(B) Part II Price Bid: Price Bids of only techno-commercially qualified bidders shall be opened electronically BEFORE the e-auction. Bidder(s) cannot witness electronic opening of bid since the same is not a public event.</p> <p>E-Auction (held after opening of techno-commercial bid &amp; price bid):</p> <p>Notice containing auction schedule (Date &amp; time of e-auction) will be hoisted in MSTC's Website at least 3 days prior to auction. The bidders are requested to visit MSTC website regularly for information of Auction schedule. Techno-Commercially qualified bidders will be informed separately by MSTC through e-mail with at least 3 days' notice. The highest bid received in the Price bid from the techno-commercially qualified bidders would be set as the reserve price for e-auction.</p> <p>No request for non-receipt of mail regarding auction schedule from either SMP, Kolkata or MSTC will be entertained after two days of hoisting of such auction schedule. The onus of visiting the MSTC website and obtaining the information of auction schedule is strictly on the bidder.</p> <p>While submission of Price bid is a must, participation in e-auction is not mandatory. In case a bidder does not participate in the e-auction, his/her only bid will then be that given in the Price Bid. Non Participation in e-auction by any techno-commercially qualified bidder will be taken as a voluntary and conscious decision and hence no request from any bidder on the plea of non-receipt of information of auction schedule shall be entertained by SMP, Kolkata two days after auction schedule is hoisted in MSTC website.</p> <p>(C) H1 bidder/Successful Bidder:</p> <p>Selection of successful bidder will be communicated to the bidder concerned by SMP, Kolkata only after completion of Tender Process and approval of competent authority.</p> <p>All entries in the tender (<b>both Techno-commercial Bid and Price Bid</b>) should be entered online without any ambiguity.</p> <p>The process involves Electronic Bidding for submission of Techno Commercial Bid as well as Price Bid.</p> <p><b>Note:</b></p> <p>(i) Any necessary notice/ addendum/ extension notice/ corrigendum to the tender would also be hoisted in the e-tendering portal of M.S.T.C under the "<b>Notification</b>" Link</p>

	<p>(ii) E-tender cannot be accessed after the due date and time mentioned in this Tender Notice, unless extended further with due notice in the website.</p> <p>Unit of Measure (UOM) is indicated in the e-tender Floor. Rate to be quoted should be in Indian Rupee as per UOM indicated in the e-tender floor/tender document.</p>
3.	<p><b>Refund of EMD &amp; Tender Fee:</b> As per Clause (g) in Schedule of Tender (SoT) (above) While Tender fee is non-refundable for all the bidders, EMD will be refunded by SMP, Kolkata to the unsuccessful bidder(s), without interest, against respective PAN, Bank details of remitting bank from where e-payment of EMD has been made which are to be furnished by the bidder (i.e. name of bank and &amp; address, Current a/c No, IFS Code). [Such refund is, however, subject to any clause of Tender attracting forfeiture of EMD].</p>
4.	<p><b>Submission of on-line bid:</b> As per <b>Annexure-I</b></p>
4.1	<p>The bidder(s), who have submitted the above fees, can only submit their Techno Commercial Bids and Price Bid through internet in MSTC website <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a>→KOPT →Lease of Property→ Login →Click for Auctions→ Stage I Bid Submission→ Live Auctions →Selection of the live event→ Techno Commercial and Price Bids.</p> <p>For Stage II forward Auctions Click on Forward Auction. Live Auctions. Selection of the live event.</p> <p>Only after the evaluation of Stage I bidding, the forward auction shall take place among techno-commercially qualified bidders.</p>
4.2	<p>The bidder should allow to run Java Encryption Applet by accepting the risk and clicking on run. This exercise has to be done twice immediately after clicking on the Techno-Commercial bid. If this application is not run, the bidder will not be able to save/submit their bid and will get the error messages.</p>
4.3	<p>After filling in the Common Terms bidder should click 'save' for recording their Commercial bid. Then the link for Techno-Commercial Bid would be activated and the bidder should click on 'save' for recording their Techno-Commercial bid subsequently. Once the same is done, the Price Bid link becomes active and the same has to be filled in and then bidder should click on "save" to record their price bid. Once both the Techno-Commercial bid &amp; Price bid are saved, the bidder can click on the "Submit" button to register their bid.</p>
4.4	<p><b>Bidder's alertness / duty:</b></p>
4.4.1	<p>There is no provision to take out the list of prospective bidders downloading the tender document from the website mentioned in NIT. Hence, it is not possible for HDC to intimate each of them individually at every intermediate stage. As such, all prospective bidders are requested to see the website once again before the due date of tender opening to ensure that they have not missed any extension or any other notice/ corrigendum/ addendum/ clarifications, if any, uploaded against the said tender, after downloading the tender document. The responsibility of downloading the subsequent item, if any, will be the sole responsibility of the prospective bidders.</p>
4.4.2	<p>All correspondence to the bidder(s) after participation in the tender shall be sent by e-mail only during the process till finalization of tender by HDC. Hence, the bidders are required to ensure that their e-mail ID provided is valid and updated at the stage of their registration with MSTC (i.e. Service Provider). Bidders are also requested to ensure validity of their DSC (Digital Signature Certificate).</p>

	In case of successful bidder the communication of 'Allotment Letter' will be through hard copy.
4.5	<p><b>Uploading of documents:</b></p> <p>Bidders are advised to use 'Attach Docs' link in the bidding floor to upload documents in document library. Multiple documents can be uploaded. Maximum size of single document for uploading is 4 MB.</p> <p>For further assistance, instructions of Vendor Guide are to be followed.</p>
4.6	No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the online e-tender floor by any bidder confirms his automatic acceptance of all the terms & conditions for the tender including those contained in the extension or any other notice/ corrigendum/ addendum/ clarifications, if any. Altered/amended format of document, if uploaded, will not be given any cognizance.
4.7	<p><b>Price Bid submission: As per Appendix-F.</b></p> <p>Price shall only be quoted online. A bid without submission of valid online price bid shall not be considered. No offline price bid shall be accepted. Also any document related to Price bid shall not be uploaded / submitted as hard copy during submission of Techno-Commercial bid and uploading/ submission of such document will lead to cancellation of offer.</p>
4.8	<p><b>E-Auction:</b></p> <p>At the stage of e-auction amongst the techno-commercially qualified bidders, the bidders shall only quote over and above the rate of rent per 100 sq. mtrs. per month as will be allowed in the auction floor.</p>
<p><b>NOTE:</b></p> <p>(a) A bid can be edited and documents can be uploaded any number of times before the final submission of bid (i.e. before clicking on Sign &amp; Encrypt). Once the bid is submitted by clicking on Final Submission, further editing is not allowed.</p> <p>However, deletion of the bid, followed by resubmission of the bid, with no additional amount of EMD and tender fee, is allowed upto the closing time of the tender.</p> <p>Since replacement of any particular document already uploaded is not allowed by the System, the bidders are strictly advised to delete the entire bid and resubmit a fresh bid containing the revised document and refrain from uploading more than one document for a particular purpose otherwise the consequence of this deviation will be borne by the bidder only.</p>	
<p>(b) After the closing time of event has passed, no bid will be accepted by the system. Hence, bidders are advised to make final submission of their bids well within time.</p>	
<p>(c) In all cases, bidders should use their own ID and Password along with Digital Signature at the time of submission of their bid.</p>	
<p>(d) During the entire e-tender-cum-e-auction process, the bidders will remain completely anonymous to one another and also to everybody else with a view to discourage formation of Cartel. Any such formation will be strictly viewed and the entire Tender may be liable to be cancelled and EMD of the concerned Bidders liable to be forfeited including debarring such bidders from participating in future Tenders of SMP, Kolkata.</p>	

(e) The e-tender floor shall remain open from the date, time & duration as mentioned in the tender document, subject to extension of this duration as defined in this tender document.
(f) SMP, Kolkata may defer date of auction for any reason. The changed date will be accordingly intimated to the techno commercially qualified bidders by e-mail from SMP, Kolkata and MSTC and hoisting of the same in MSTC website. No request from the bidders for change of such date will be entertained by SMP, Kolkata.
(g) All electronic bids submitted during the e-tender process shall be legally binding on the bidder.
(h) SMP, Kolkata reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part, as the case may be, without assigning any reason thereof.
(i) The expressions "Kolkata Port Trust and KoPT" appearing anywhere in the tender document, shall be construed to read as "Syama Prasad Mookerjee Port, Kolkata and SMP, Kolkata" respectively. Also the website <a href="http://www.kolkataporttrust.gov.in">www.kolkataporttrust.gov.in</a> appearing anywhere in the tender document, shall be construed to read as " <a href="http://www.smportkolkata.shipping.gov.in">www.smportkolkata.shipping.gov.in</a> ".