

**JAWAHARLAL NEHRU PORT AUTHORITY  
SPECIAL ECONOMIC ZONE**

**TENDER NOTICE**

**Only through E-Tendering Mode**

Tender No. JNPA/SEZ/Plot /T-43/2023 dated 21/09/2023

On-line Tenders in Two Bid (Technical & Price Bids) and e-auction methodology are invited by Jawaharlal Nehru Port Authority (JNPA), Navi Mumbai from experienced and reputed entities fulfilling Eligibility Criteria for **E-TENDER CUM E-AUCTION FOR 'ALLOTMENT OF PLOTS FOR UNIT AND/OR CO-DEVELOPER AT SPECIAL ECONOMIC ZONE (SEZ) OF JNPA'** as detailed in the tender document.

<b>1</b>	<b>PROJECT NAME</b>	<b>E-TENDER CUM E-AUCTION FOR 'ALLOTMENT OF PLOTS FOR UNIT AND/OR CO-DEVELOPER AT SPECIAL ECONOMIC ZONE (SEZ) OF JNPA'</b>
<b>2</b>	<b>COST OF TENDER DOCUMENT (NON – REFUNDABLE)</b>	Tender Fees (Non-refundable) of Rs.23,600/- (Rupees Twenty-Three Thousand Six Hundred Only) is to be submitted to JNPA in the form of Demand Draft/ bankers' cheque/ pay order/ NEFT in favor of "Jawaharlal Nehru Port Authority", payable at Mumbai from any Nationalized/ Scheduled Bank.  NEFT data – JNPA Bank of India, PUB, Sheva Saving A/c 123210110006024  IFSC Code - BKID0001232 MICR Code - 400013100
<b>3</b>	<b>E.M.D.</b>	EMD shall be 10% of the annual lease premium as per the latest SoR of the land being put on tender to be submitted to Jawaharlal Nehru Port Authority in form of BG / Insurance Surety Bond / FDR format/ DD/NEFT-RTGS in favor of "Jawaharlal Nehru Port Authority", payable at Mumbai from any Nationalized/ Scheduled Bank only. Refer Clause 4.11 for respective plot EMD amount.  NEFT data – JNPA

		Bank of India, PUB, Sheva Saving A/c 123210110006024  IFSC Code - BKID0001232 MICR Code - 400013100
4	<b>DOWNLOADING OF TENDER DOCUMENTS</b>	Tender Documents can be downloaded from the official web – site of Jawaharlal Nehru Port Authority <a href="http://www.inport.gov.in">www.inport.gov.in</a> or <a href="https://eprocure.gov.in">https://eprocure.gov.in</a>
5	<b>START DATE FOR SALE OF THE RFP</b>	21/09/2023
6	<b>LAST DATE FOR RECEIVING PRE-BID QUERIES</b>	26/09/2023 till 3.00 pm, Queries to be sent only by email to <a href="mailto:jnpsez@jnport.gov.in">jnpsez@jnport.gov.in</a>
7	<b>PRE-BID CONFERENCE</b>	27/09/2023 at 11.30 am at JNPA Administration Building, Conference room, Ground floor.
8	<b>AUTHORITY RESPONSE TO QUERIES LATEST BY</b>	As per process (tentative 15 days from the pre bid meet date)
9	<b>CLOSE DATE FOR SALE OF RFP</b>	24/10 /2023 at 11 am
9	<b>BID DUE DATE</b>	24/10/2023 till 11.30 am
10	<b>OPENING OF BIDS</b>	25/10 /2023 at 12.30 pm. (Online)
11	<b>TECHNICAL EVALUATION OF BIDS AND ANNOUNCEMENT OF TECHNICALLY QUALIFIED BIDDERS</b>	As per process (tentative 15 days from the last date of submission of bids)
11	<b>ANNOUNCING SHORTLISTED PARTIES AND FINANCIAL BID</b>	As per the process (tentative 2 to 3 days from the date of announcing of technically qualified bidders)

	<b>OPENING</b>	
<b>12</b>	<b>DATE OF AUCTION</b>	To be intimated later as per process
<b>13</b>	<b>ANNOUNCING THE SELECTED BIDDER</b>	After the successful auction as per process
<b>14</b>	<b>ISSUE OF THE LETTER OF INTENT (LOI)</b>	Tentatively within 7 days from the approval of E-Auction bid
<b>15</b>	<b>ISSUE OF THE LETTER OF APPROVAL (LOA) FROM DC, SEEPZ, MUMBAI</b>	Within 90 days from the date of issuing of LOI
<b>16</b>	<b>SIGNING OF THE LEASE DEED</b>	On Completion of the Conditions Precedent given in this document
<b>17</b>	<b>POSSESSION OF LAND</b>	Upon signing of the lease deed
<b>18</b>	<b>COMMENCEMENT OF OPERATIONS</b>	As per SEZ Act 2005, operations should be started within 365 days of issue of Letter of Approval from Development Commissioner or within such extended period as approved by Development Commissioner office from time to time
<b>19</b>	<b>VALIDITY OF BIDS</b>	180 Days from the date fixed for opening of Technical Bid
<b>20</b>	<b>NAME AND ADDRESS WHERE QUERIES / CORRESPONDENCE CONCERNING THIS REQUEST FOR PROPOSAL IS TO BE SENT</b>	Email – <a href="mailto:jnpsez@jnport.gov.in">jnpsez@jnport.gov.in</a> ; JNPA SEZ cell Mr. Dulange – 022-67814624 SEZ site office: Udhyam Bhavan, JNPA SEZ, Near Speedy CFS, Navi Mumbai- 400 707

21	<b>ADDRESS WHERE BIDDERS MUST SUBMIT PROPOSAL</b>	Chief Executive Officer JNPA Special Economic Zone Jawaharlal Nehru Port Authority, Admin Building, Sheva, Navi Mumbai – 400 707, Tel – 022-2724 / 6781 4197 (PS) Fax : 022-27244178
22	<b>MISCELLANEOUS NOTES</b>	<ul style="list-style-type: none"> <li>• The Tender Fee and EMD in physical form should be submitted to JNPA SEZ Office before closing of the Bid Due Date and Time.</li> <li>• Bidder can give offers for one or more plots by paying the requisite fee and EMDs as mentioned above. (for multiple plot bidding, tender fee to be paid once and the separate EMD as per the EMD indicated against respective plot to be submitted). If successful in more than one plot, multiple plots can be allotted to a single bidder.</li> <li>• Tender documents are to be downloaded from JNPA / E-procurement web site by the Bidder</li> <li>• The Bidder is responsible to download all the Addendums/ Amendments / Errata/ Replies to the queries of the Bidder etc., if any, from the web site before submission of the tender. Any shortfall in submissions of the said Addendums/ Amendments/ Errata/ Replies to the queries of the Bidder etc. along with the downloaded documents while submitting the tender will not be considered. Incomplete tender documents observed in technical bid shall be rejected outright.</li> <li>• The Bidder should go through the tender document, tender procedure and refer the procedure stipulated for bidding</li> <li>• The Bid shall be submitted online strictly in accordance with the instructions in the tender document. Only the BG / Insurance Surety Bond / FDR of EMD and DD/pay order/NEFT of Tender Fee shall be sent in original to, Chief Executive Officer, JNPA Admin Building, SEZ cell, Sheva - 400707 for the purpose of realization.</li> </ul>

		EMD & Tender fee shall be paid before due date and time of the bid submission. Scanned copy of BG / Insurance Surety Bond / FDR format of EMD and DD/pay order/NEFT of Tender fee instruments to be submitted online along with the bid documents
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**Chief Executive Officer,**  
Special Economic Zone, JNPA