

NOTICE

Kolkata Port Trust (KoPT) has decided to grant “first right of refusal” to the sitting occupants (i.e. who had entered into a particular KoPT property on the basis of certain arrangement with the recorded tenant/licensee but without any approval of KoPT and who are not rank outsiders or encroachers in respect of that KoPT property) as on 2.1.2014, in the tendering process to be taken up for allotment of the particular land/structure (both under **Kolkata Dock System** and **Haldia Dock Complex**), in respect of such land/structure of KoPT provided, they file their application complete in all respect along with requisite documents within six months from the date of publication of this Notice upon fulfilling the conditions as detailed below

- a) The original/recorded lessee/licensee ceases to exist ;
- b) A decree/order for eviction from Competent Court of Law/Estate Officer has been obtained;
- c) The aforesaid decree/order for eviction has been/will have to be executed by taking over symbolic/paper possession from original/recorded tenant/licensee;

OR

KoPT takes paper possession of that land/structure under any mutual arrangement, before allotment.

2. The occupations enjoyed by sitting occupants may be considered for allotment through tender-cum-auction procedure on lease / licence, as the case may be, in the following manner –

- a) The sitting occupants of **land** as on 2.1.2014, will get first right of refusal in the tender-cum-auction for lease/licence, provided,
 - The sitting occupants remedy all breaches including non-payment of outstanding dues (which includes Municipal Tax & other statutory taxes) at applicable rate not less than prevailing SoR and interest, before commencement of tender-cum-auction process;
 - The valuation of structure, if any, has to be paid to KoPT by the successful bidder (even if the existing sitting occupant is the successful bidder) since the structure belongs to KoPT or will belong to KoPT after taking over symbolic/paper possession.

- The sitting occupants withdraw all court cases and reimburse the legal cost incurred by KoPT, before commencement of tender-cum-auction process;
- Dues of recorded tenant will include onetime damages for unauthorised subletting equivalent to rent charges for one year and the same will be collected at current updated SoR on the area occupied by sitting occupant;
- If there is more than one sitting occupant, lease/ licence in respect of areas occupied by respective sitting occupants will be processed for willing occupants only, on recovery of dues on pro-rata area basis, provided each space has separate access.

b) Sitting occupants in KoPT **structures** as on 2.1.2014, will also get first right of refusal in the tender-cum-auction for 11 monthly licence and /or lease, provided,

- The sitting occupants remedy all breaches including non-payment of outstanding dues (which includes Municipal Tax & other statutory taxes) at applicable rate not less than applicable SoR and interest, before commencement of tender-cum-auction process;
- The sitting occupants withdraw all court cases and reimburse the legal cost incurred by KoPT, before commencement of tender-cum-auction process;
- Dues of recorded tenant will include onetime damages for unauthorised subletting (in case, structure was originally leased out) equivalent to rent charges for one year and the same will be collected at current updated SoR on the area occupied by sitting occupant
- If there is more than one sitting occupant, licence/lease to respective areas shall be processed for willing occupants only, on recovery of dues on pro-rata area basis, provided each space has separate access.

3. Interested sitting occupants are requested to meet/contact the following officers to understand the scheme before submitting applications:

a) For land/structure under Kolkata Dock System:

Shri Santanu Mitra,
Sr. Ex. Engineer, Estate Division
Annex Building, 5th Floor
Kolkata Port Trust Head Office
15, Strand Road
Kolkata – 700 001

Mobile No. +91 98362 98680
Email ID: santanumitra@kopt.in

b) For land/structure under Haldia Dock Complex:

Shri Jishu Roy
Sr. Dy. Manager, Administration Division
Annex Building, 2nd Floor
Jawahar Tower Complex
Haldia Dock Complex
Kolkata Port Trust
Haldia Township
Haldia -721 607
Mobile No. +91 94340 63328
Email ID: jroy@kopt.in

4. It may please be noted that mere filing of application would not entitle the sitting occupants the first right of refusal in the tender process in respect of the land/structure involved and filing application would not waive the right of Kolkata Port Trust in any manner whatsoever. **The decree/order of eviction obtained by Kolkata Port Trust following due process of law prior to filing of such application, would remain valid and the same would be executed if the aforesaid scheme does not materialize i.e. the party fails to exercise his right of first refusal in the tender process for whatsoever reasons.**

5. The policy will, however, not be applicable for rank outsiders/encroachers (i.e. an occupier who encroached into KoPT property which is not leased/licensed to anybody).

Estate Manager (I/C)