

West Bengal State Food Processing

&

Horticulture Development Corporation Ltd.
(A GOVT. OF WEST BENGAL ENTERPRISE)

MAYUKH (2ND FLOOR)

BIDHANNAGAR, KOLKATA-700091

Phone: (033)23587357/23343973

NOTICE INVITING BID

No. 464/WBSFPHDCL/1434/Pt.-III/2018-19

Dated: 29.01.2019

E-tenders are invited from the reputed Organizations / Companies having sufficient experience in handling /or export of vegetable/ fruits abroad or dealing with trading/manufacturing/services of agricultural/horticultural products for leasing out of Barasat Multipurpose Cold Store and Pack House, North 24 Parganas on '**as is where is basis**' for a term of 5 (five) years renewable for a further period of 3(three) years. All the prospective bidders may visit the Pack House before submission of their offer.

Details of facilities available :-

Name : Barasat Multipurpose Cold Store and Pack House

Address : Hemonta Basu Road, Subhashnagar, Block –F, Barasat,
Kolkata- 700121

Area of land : 3.49 acres

Covered Area : 5869 sq. ft.

Capacity : 240 MT. Unit having 4(four) nos. chambers with 60 MT capacity each. It includes 2(two) nos. of high humidity chamber, 1(one) no. pre-cooling chamber and 1(one) no. normal humidity chamber.

Other facilities : The Barasat Multipurpose Cold Store and Pack House also has facilities for sorting, grading , hot water treatment and other infrastructure capabilities with receiving area, dispatch area, office space, staff toilet and DG backup system etc.

Terms & Conditions:

[A]

1. It will be a two stage bid, consisting of a Technical Bid (to be substantiated with a presentation on the appointed date and time) and a Financial Bid. Technical bid will be opened first and evaluated. The bidders who will successfully qualify in technical bid will be short-listed for opening of Financial Bid.

2. Requirements for Technical Bid:

- i. The bidder should have capacity in handling/ marketing fruits and vegetables including trading/manufacturing/providing services in agricultural/horticultural products in domestic and / or international markets. Certificate from Registered Chartered Accountant in support of existing business in any line of activity including trading /manufacturing /services related activity in agricultural and /or horticultural products of minimum Rs – 2 Crore in domestic market or minimum of Rs 3 Crore in international market during the period from 01.04.2016 to 31.03.2018 has to be submitted.
- ii. The Bidder should have a minimum annual turnover of Rs. 2.00 Crore (Rs. Two Crore) in Agro Industries / Fruits & Vegetables related industries/Logistics for each of the last two financial years ending March 2018. Copy of audited balance sheet has to be submitted for this purpose.
- iii. The Bidder should have minimum net worth of at least Rs. 5.00 Crore (Rs. Five Crore) as on March, 2018. The Certificate from Registered Chartered Accountant in support of above net worth should be submitted by the bidder.

- iv. The Bidder will submit a Solvency Certificate of Rs. 5.00 Crore issued by the Bank.
- v. Bidder should be Registered Entity in terms of being an incorporated company, partnership or proprietorship in India.
- vi. Bidder should not have been blacklisted by any Organization/ Government Entity/ Government Company within India or overseas.
- vii. Bidder to provide audited reports for the last 3(three)financial years i.e. 2015-16, 2016-17 and 2017-18. If audited financial statements of year ending March 31st, 2018 are not available, then audited financial statements of last three years ending March 31st, 2017 must be provided.
- viii. Invoice having the value of consignment along with Air Way Bill/ phytosanitary certificate will be treated as credential to reckon experience in export (Applicable in case of export) .
- ix. The Bidder should have and present a definitive, week-scaled plan of operationalising the facility within a period of 90 (Ninety) days from the issuance of the work order.
- x. The Bidder should have and present a definitive plan for commitment of appropriate human resources, with job description for the facility.
- xi. The Bidder should have and present an annual work plan for the facility for the full period of lease of 5 (five) years, extendable for a further period of 3(three) years.
- xii. The Bidder should have and present the workflow system intended to be deployed at the facility, using the installed and machinery/ies proposed to be installed .
- xiii. All farmers/ exporters / traders/ others must be provided equal opportunity of usage of the facilities in the Pack House. The bidder should clearly

mention the procedure to fix up service charges from the users of the pack house and the rates to run the facility.

3. The bidder should quote the annual rate payable to the State Government in the WBSFP& HDCL considering the terms of as-is-where-is basis to run the Multipurpose Cold Store and Pack House .
 - i. Reserve Annual Lease Rent is fixed at Rs. 6,80,000/- (Rupees six lakh eighty thousand)only.
4. The bidder will take all necessary steps to operationalise systems within the Pack House in a running condition within 120 (one hundred and twenty days)days from the date of issuance of work order.
5. The prospective bidder must deposit as earnest money of Rs.5,00,000/- (Rupees five lakhs)only by Demand Draft of any nationalized Bank drawn in favour of the West Bengal State Food Processing & Horticulture Development Corporation Ltd (WBSFP&HDCL).
6. The intending bidder may download the tender document from the website wbtenders.gov.in directly with the help of Digital Signature Certificate.
7. The EMD (Earnest Money Deposit) should be sent physically to the office of the West Bengal State Food Processing & Horticulture Development Corporation Ltd. under sealed cover so as to reach before last date and time of downloading documents. However WBSFP&HDCL (Tender Inviting Authority) will not be held responsible for late delivery or loss of the DD/ pay order if mailed through post / courier.
8. The documents submitted by the bidders should be properly indexed &digitally signed.
9. Bids shall remain valid for a period not exceeding 90 days.
10. The intending bidders are required to quote the rate through online only. No offline tender will be entertained.

11. The Tender Inviting Authority reserves the right to escalate the lease rent annually by 5 (five) percent, after ascertaining the condition of the business in the Pack House.
12. The contractors/ bidders intending to participate in the tender are to log in to the website of tender portal and require to obtain DSC.
13. Tender is required to be submitted online using their valid DSC e-token with assigned PIN and using log in ID and password.
14. Intending contractors/ bidders must read the "terms & conditions" contained in the e-notice and submit bids if they fulfill eligibility criteria and are in possession of all required documents in original.
15. Jt. Venture firms are not eligible to participate in e-tender
16. During the scrutiny, if it comes to the notice of the tender inviting authority that the credential(s) and/or any other paper(s) of any bidder is/are incorrect/ manufactured/ fabricated, then bidder will not be allowed to participate in the tender and that application will be rejected outright. The West Bengal State Food Processing & Horticulture Development Corporation Ltd. reserves the right to cancel the N.I.T. due to unavoidable circumstances and no claim in this respect will be entertained in the public interest.
17. Before execution of Lease agreement, the tender inviting authority may verify the credential(s) and/- or other document(s) of the highest bidder, if found necessary. After verification, if it is found that the document(s) submitted by the highest bidder is/are either manufactured or false, the work order will not be issued in favour of the said bidder.
- 18. The intending bidder shall quote the annual rate in figures as well as in words excluding taxes. Taxes will be charged extra as applicable.**
19. Conditional/incomplete bids will not be entertained.

[B]

1. Usage of the cold store and pack house shall be for activities related to vegetable, fruit, agro and food processing items.
2. Cold stores and pack house will be handed over with all facilities on as is where basis as mentioned above.
3. WBSFP&HDCL will hand over the said cold store and pack house to the highest bidder on yearly lease rent.
4. The lessee will have right of possession of the cold store and pack house building and its ancillary facilities only. The land area and other spaces appurtenant thereto the facility shall rest with WBSFP&HDCL. All assets added to the facility will belong to WBSFP&HDCL. The Lessee will only have user right.
5. The bidder with highest offer will be selected for lease of the cold store and pack house provided other conditions are fulfilled.
6. The lessee will have the option to seek renewal of lease on expiry of lease period subject to terms & conditions to be decided by the lessor at that time.
7. A lease agreement will be executed and after that the possession of the pack house will be handed over to the lessee only after full payment of the annual lease rent for one year in advance and fulfillment of the terms & conditions contained herein and compliance of required formalities. Lease rent for successive years will be made by lessee in advance each year, on completion of eleven months of the ongoing year of lease and before the start of the twelfth month .
8. The lessee has to enter into an annual maintenance contract with any reputed company for maintenance of the HVAC equipments. The AMC charges have to be borne directly by the lessee. Copies of the work order of the AMC, payment made and Service Reports of the said AMC Company have to be submitted to WBSFP&HDCL. The Lessee also has to enter into another AMC contract with a suitable vendor for maintenance of transformer,

electrical panel and DG sets. The AMC charges have to be borne directly by the lessee. The Lessee has to make necessary security arrangements of the said pack house from its own resources and take all preventive measures to protect the assets.

9. The Lessee has to undertake building insurance for the cold store building as applicable. The insurance premium charges have to be borne directly by the lessee. Copies of the insurance certificate and receipt of the payment made have to be submitted to WBSFP&HDCL.
10. An interest free refundable security deposit of Rs.2.0 lakh (Rupees two lakh) only to be deposited to WBSFP&HDCL against electricity consumption bills. This deposit will not be adjustable with any other charges and will be refunded against the cancellation of lease deed agreement between WBSFP&HDCL and the lessee.
11. The lessee shall maintain the area in his /her possession at own cost.
12. The power meter of the said cold store and pack house is in the name of WBSFP&HDCL. On receipt of the power meter bill from WBSEDCL it will be handed over to the Lessee, for necessary payment to WBSEDCL. The copy of the payment receipt of the said electricity bills have to be submitted to WBSFP&HDCL.
13. For telephone connection, the lessee shall be required to apply separately and requisite deposit and fees have to be paid to the concerned authority for connection by the Lessee.
14. The Lessee will bear the cost of stamp duty etc. for execution of Lease Deed.
15. The Lessee will replace all broken/damaged fittings and fixtures with proper replacement of similar quality and specification. In case of changes in major machinery, the lessee has to take prior written permission of WBSFP&HDCL.
16. The Lessee will maintain books of records including the daily inward and outward register of goods. The representative of WBSFP&HDCL can enter the said pack house at any time and inspect the premises and all books of records.
17. The Lessee must provide equal opportunity of use of the Pack House to all concerned. A register showing the name of users and applicants in waiting must be maintained.

18. The WBSFP&HDCL will have the right to process vegetables / fruits / other articles at a concessional rate and with priority.

19. The lessee would not construct any permanent structure at the open space within the premises and grounds of the pack house without prior written permission of WBSFP&HDCL.

20. WBSFP&HDCL will hand over all the plants and machineries including fixtures and fittings, electrical equipments and fittings, building within the premises of pack house on as-is-where-is-basis upon execution of Lease Deed. The Lessee will hand over the same in good and running condition to the WBSFP&HDCL immediately after expiry of lease period.

21. IMPORTANT DATE AND TIME SCHEDULE:

S1. No.	PARTICULARS	DATE & TIME
1.	Date of uploading (Publishing) of N.I.T. Documents	29.01.2019
2.	Documents download start date (Online)	29.01.2019
3.	Documents download end date (Online)	19.02.2019
4.	Bid proposal submission start date (Online).	29.01.2019
5.	Bid proposal Submission end date (Online)	19.02.2019 up to 5 P.M.
6.	Pre-Bid Meeting	08.02.2019 at 3P.M.
7.	Last Date of submission of original copies of Tender Documents and Earnest Money Deposit (Off line)	19.02.2019 upto 4 P.M.
8.	Technical Presentation	22.02.2019 at 3 P.M.
9.	Bid opening date	25.02.2019 at 12:00 P.M.

MANAGING DIRECTOR
W.B.S.F.P.&H.D.C.Ltd