NOTICE INVITING OFFER

Offers are invited from the reputed organisation/ Companies to run the multipurpose cold stores and pack houses having capacity of 240 MT each with sorting, grading and packaging facilities situated at **(1)** Hemanta Basu Road, Subhas Nagar, Block-F, Barasat, Kolkata-700121 **(2)** Gour Road, Englishbazar, Malda on yearly lease basis.

 Details are available at the Website ipshabengal.com.

 Last date for submission of offer is 03.09.2013.

MANAGING DIRECTOR

 WBSFP&HDCL

 Mayukh(2nd floor), Bidhannagar,

 Kolkata-700 091.

OFFER FOR COLD STORE & PACK HOUSE

(1)

Name: **Barasat Multipurpose Cold Store and Pack House**

Address: Hemanta Basu Road, Subhasnagar, Block-F, Barasat,

 Kolkata-700121.

Area: 7786 sq.mtrs.

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

Other facility: Unit is also having the sorting, grading facility, hot water

Treatment and other infrastructure facility with receiving area,dispatch area, office space, staff and labour toilet and DG backup system.

(2)

Name: **Malda Multipurpose Cold Store and Pack House**

Address: Gour Road, Malda.

Area: 5382 sq.mtrs.

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

Other facility: Unit is also having the sorting, grading facility, hot water

Treatment and other infrastructure facility with receiving area, despatch area, office space, staff and labour toilet and DG backup system.

GENERAL TERMS & CONDITIONS OF OFFER

1. Usage of the cold store and pack house shall be for activities related to agro and food processing items.
2. Cold stores and pack house will be handed over with all finished fittings as per specifications mentioned above.
3. WBSFP&HDCL will hand over the said cold store and pack house to the highest offerer on yearly rental basis for a period of 3(three) years.
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 space belong to WBSFP&HDCL.
5. The highest qualify bidder will be selected for lease of the cold store and pack house.
6. The lessee will have the option of renew the lease on expiry of lease period of 3(three) years subject to terms & conditions to be decided by the lessor at that time.
7. The possession of the pack house will be given to the lessee only after full payment of the annual lease rent and fulfillment of the terms & conditions herein and compliance of required formalities.
8. The lessee has to enter into an annual maintenance contract with reputed company for maintenance of the HVAC equipments. The AMC charges have to be borne directly by the

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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 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 allottee.

The Lessee has to make necessary security arrangement of the said pack house from its own source.

1. 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 allottee. Copies of the insurance certificate and receipt of the payment made have to be submitted to WBSFP&HDCL.
2. An interest free refundable security deposit of Rs.1.20 lakh (Rupees one lakh twenty thousand) 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.
3. The lessee shall maintain the area in his /her possession at their own cost.
4. 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.
5. For telephone connection, the lessee shall be required to apply separately and necessary deposit and fees have to be paid to the concerned authority for the telephone connection.
6. The Lessee will bear the cost of stamp duty etc., for execution of Lease Deed.
7. The Lessee would replace all token fittings and fixtures by good substitute of not less than equal value at their own cost. The changes in major machinery the lessee has to take prior written permission of WBSFP&HDCL.
8. The Lessee will always give permission to the representative of WBSFP&HDCL to enter into the said pack house and to inspect the conditions or to give notice of all defects to be repaired.
9. The lessee would not construct any permanent structure at the open space inside the pack house without prior written permission of WBSFP&HDCL.
10. 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 and all other things taking possession on execution of Lease Deed in running condition to the Lessee and in turn the Lease will also hand over the same in good and running conditions to the WBSFP&HDCL immediately after expiry of lease period.

PRICE & PAYMENT SCHEDULE

1. The cold store and pack house will be given on yearly rental basis for period of 3(three) years. The interested parties are requested to quote a lease rent per year in their application form. The highest bidder will be selected. Parties interested for the cold store on rental basis would have to submit Rs.10,000/- (Rupees ten thousand) by Demand draft drawn in favour of WBSFP&HDCL along with the application. The selected

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applicant ( highest bidder) has to submit one year lease rent in advance within 15(fifteen) days from the receipt of the confirmation letter from WBSFP&HDCL.

1. The reserve price is Rs.5,40,,000/- (Five lakhs forty thousand ) only per year (yearly lease rent) for each of the cold store and pack house.
2. Advance lease rent for one year to be paid at the beginning of the each year within the 10(ten) days of the first month of the year.
3. Application money for the application not considered for acceptance will be refunded within 60(sixty) days from the date of opening of the application. No payment of interest will be made for the said refund.
4. On execution of lease deed the selected bidder have to deposit the sum of Rs.1.20 lakh (Rupees one lakh twenty thousand) only as interest free deposit against the electricity consumption of bill.
5. Possession will be given on receipt of full payment as mentioned earlier.

 MANAGING DIRECTOR

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