

West Bengal State Food Processing
&

Horticulture Development Corporation Ltd.

(a Govt. of West Bengal Enterprise)

Mayukh, 2nd Floor, Bidhannagar, Kolkata 700 091

No. WBSFPDCL/135/26/ 207/2013-14

dated 12th Aug 2013

OPEN OFFER

FOR DISTRIBUTION OF INDUSTRIAL PLOTS / SHEDS AT MALDA FOOD PARK.

Applications are invited from prospective entrepreneurs seeking land for setting up of food processing units at Malda Food Park.

Entrepreneurs setting up projects in this Food Park will be eligible for technical/ financial support under National Mission on Food Processing (NMFP) or other programmes as applicable.

Mortgage of lease deed will be guided by Memo No. 3015-GE(M)/2L-90/02 Dt. 31.5.2012 of Land and Land Reforms Department.

The stamp duty will be calculated on the price fixed by the L&LR Department vide their Memo No. 1945A/1M-102/10 DATED 29.5.2013.

The terms and conditions for the distribution of plots/sheds will be as follows:

1. Industrial plots / sheds at Malda Food Park will be distributed to the interested/prospective entrepreneurs on **"FIRST COME FIRST SERVE"** basis.
2. Any interested / prospective entrepreneur is free to apply for **one or more** plots **and / or sheds** together.
3. Applications received in **one calendar month** will be considered together for disposal.
4. If the number of applications is more than number of available plots / sheds disposal will be done on the basis of merit / lot.
5. Price of plots / sheds will be fixed as per latest decision of the Land and Land Reforms Department of Govt. of West Bengal applicable for the period.
6. Applications should be complete with required fees etc.
7. For registration of the applications the applicant will have to submit a Registration Fee of Rs 5000/- (Rupees Five thousand) only in form of pay order/ demand draft drawn in favour of **"West Bengal State Food Processing & Horticulture Development Corporation Ltd."** along with his/her application on any day on or after the date of publication of the advertisement on any working day.
8. Applicants will have to abide by other laid down terms and conditions.

Sd/-

Managing Director

MALDA FOOD PARK

INFORMATION NOTE FOR LEASE OF FULLY SERVICED INDUSTRIAL PLOTS & INDUSTRIAL SHEDS

A PROJECT OF :
DEPARTMENT OF FOOD PROCESSING INDUSTRIES &
HORTICULTURE, GOVERNMENT OF WEST BENGAL

PROJECT IMPLEMENTING AGENCY :
WEST BENGAL STATE FOOD PROCESSING & HORTICULTURE
DEVELOPMENT CORPORATION LTD. (WBSFP&HDCL)
[www. ipshabengal.com](http://www.ipshabengal.com)

PROJECT MANAGEMENT CONSULTANT :
I-Win Advisory Services Ltd.

Malda Food Park

Realizing the immense potential of Malda in the area of agro / food processing, Department of Food Processing Industries and Horticulture (DoFPI&H), Government of West Bengal has developed a Food Processing (Industrial) Park at Malda to give a boost to the food-processing sector in this strategic central part of the state. The project has the approval of the Ministry of Food Processing, Government of India.

Malda Food Park is a fully integrated Industrial Complex, setup on a 38 acre plot of land at Gour Road within Malda town, dedicated for the food processing and the related industries with ready to use power, water and other amenities. The units will also enjoy some common facilities like R&D and Testing Laboratories, cold storages, warehouses, truck parking area with pay & use toilet facility, etc.

Facilities at Malda Food Park

Entrepreneurs setting up units in the Food Park will get the following facilities :

- ⇒ Fully serviced plots of various sizes ranging from 0.4 acre to 2 acre
- ⇒ Well constructed industrial sheds or built up manufacturing spaces
- ⇒ FCI standard Warehouse
- ⇒ Hi-tech Cold Storage
- ⇒ Ready to use units in the Common Facility Center (CFC) with power, water and sewerage connections
- ⇒ Architecturally elegant and ready-to use Food Court with Food Shops and Dining Area
- ⇒ Internal access through all weather, well lit internal roads
- ⇒ Ready HT / LT power at the door step
- ⇒ Round the clock potable water supply from deep bore well stored in an underground water reservoir and distributed after treatment
- ⇒ Properly designed drainage & sewerage system with comprehensive Effluent Treatment Plant

Besides, all units will have access to Common Facilities Center having :

- R&D and food testing laboratory
- Truck parking area with Toilet facility
- Bank Branch
- Workers' Canteen
- First Aid Centre
- Conference / Exhibition hall

Project Associates

A dependable promoter and a reputed Project Consultant to ensure all-around quality have implemented the prestigious project of Government of West Bengal.

Malda Food Park is a project of the Department of Food Processing Industries & Horticulture (DoFPI&H), Government of West Bengal.

West Bengal State Food Processing & Horticulture Development Corporation Ltd. (WBSFP&HDCL), under the administrative control of DoFPI&H is the premier state government agency for promoting development of Food Processing Industries has implemented the project.

I-Win Advisory Services Ltd., an empanelled consultant of the Department of Food Processing Industries, Government of India and a premier consultant in the field of Development of Industrial Parks is the Project Management Consultant (PMC) and has taken the overall responsibility for getting the Project conceptualized and implemented.

While many types of Food Processing and related industries can be set up here, the following are some likely units that can be set up in Malda Food Park

- Fruit processing (Mango, Lychee, Guava etc.) - into fruit pulp, slices, squash, jam, jelly, pickles.
- Vegetable processing like Tomato to puree, paste, Potato for chips
- Milk processing Units & Dairy products - paneer, ghee, sweet meat, ice cream, yogurt
- Grain processing including Milling of Pulses, Rice, Wheat, Maize
- Meat & chicken processing Units
- Fish processing and storage units
- Mushroom Processing units
- Honey Processing units
- Serial Processing units
- Cold Storages and quick-freeze units for fruits, vegetables, milk products, ice creams etc.
- Cool House for Onions
- Confectioneries, Bakeries, Cakes
- Roller Flower Mill
- Extruded Products (Snack)
- Beverages and mineral water
- Ready to serve (RTS) food and snacks
- Production & Supply of food grade packing materials
- Stand-alone packaging units like bottling, canning, etc.
- Warehousing of Food Grains, Seeds etc.
- Rice Bran Oil extraction by solvent
- Ice making
- Hyper Market

INDUSTRIAL PLOTS AND INDUSTRIAL SHEDS IN MALDA FOOD PARK

PRICE SCHEDULE

INDUSTRIAL PLOTS

The Industrial Plots will be given on 99 years' lease. The total lease premium and the annual lease rent are as given below.

Sl. No	Plot No.	Land area in Acre	Total Lease Premium in Rs.	Annual lease rent in Rs. per year
1	A-4	0.50	40,27,635	9,940
2	A-10	0.97	78,13,612	19,284
3	A-13	1.05	1,01,29,112	26,151
4	A-14	1.08	1,06,82,950	27,733
5	A-19	0.50	40,27,635	9,940
6	A-20	0.50	40,27,635	9,940
7	A-21	0.56	45,10,951	11,133
8	A-26	1.30	1,25,46,927	32,397
9	A-27	1.05	1,03,86,201	26,963
10	A-28	1.06	1,04,85,117	27,220

INDUSTRIAL SHEDS

The Industrial Sheds will be given on 99 years' lease. The total lease premium and the annual lease rent are as given below.

Sl. No.	Shed No.	Total Lease Premium in Rs.	Annual lease rent Rs. per year
1	Shed No. 1	38,30,596	5,075
2	Shed No. 2	38,09,066	5,007

Note :

Please note that the above prices are based on the valuation upto 31st December '2012 and the above rate is changeable subject to new valuation of the land for the year 2013 as to be fixed by the Land & Land Reforms Department, Government of West Bengal. The allottee is liable to pay the salami, annual rent and developmental cost on the basis of the new valuation which would be communicated to the allottee in due course.

Application Brochure :

The application brochure will be available at normal working hours from the office of the PMC at the address given below on payment of Rs. 2,000 /- by cash.

I-Win Advisory Services Ltd.,

S-02, CFB, Shilpangan, L. B. - 1, Sector - 3, Salt Lake City, Kolkata - 700 098

Allotment Procedure :

The applicant should submit their application along with the application form duly filled up at the office of the PMC as mentioned above. The application should accompany the Registration Fee of Rs. 5,000 /- in the form of Demand Draft / Pay Order drawn in favour of "West Bengal State Food Processing & Horticulture Development Corporation Ltd." and Processing Fee as mentioned below.

Provisional Allotments will be considered based on the applications by draw of plots in case numbers of applications are more than the available plots.

Letter of Intent (LOI) will be considered on receipt of in-principle approval of a financial institution / bank or appraisal memo within a maximum period of 3 months from the date of issue of Allotment Letter.

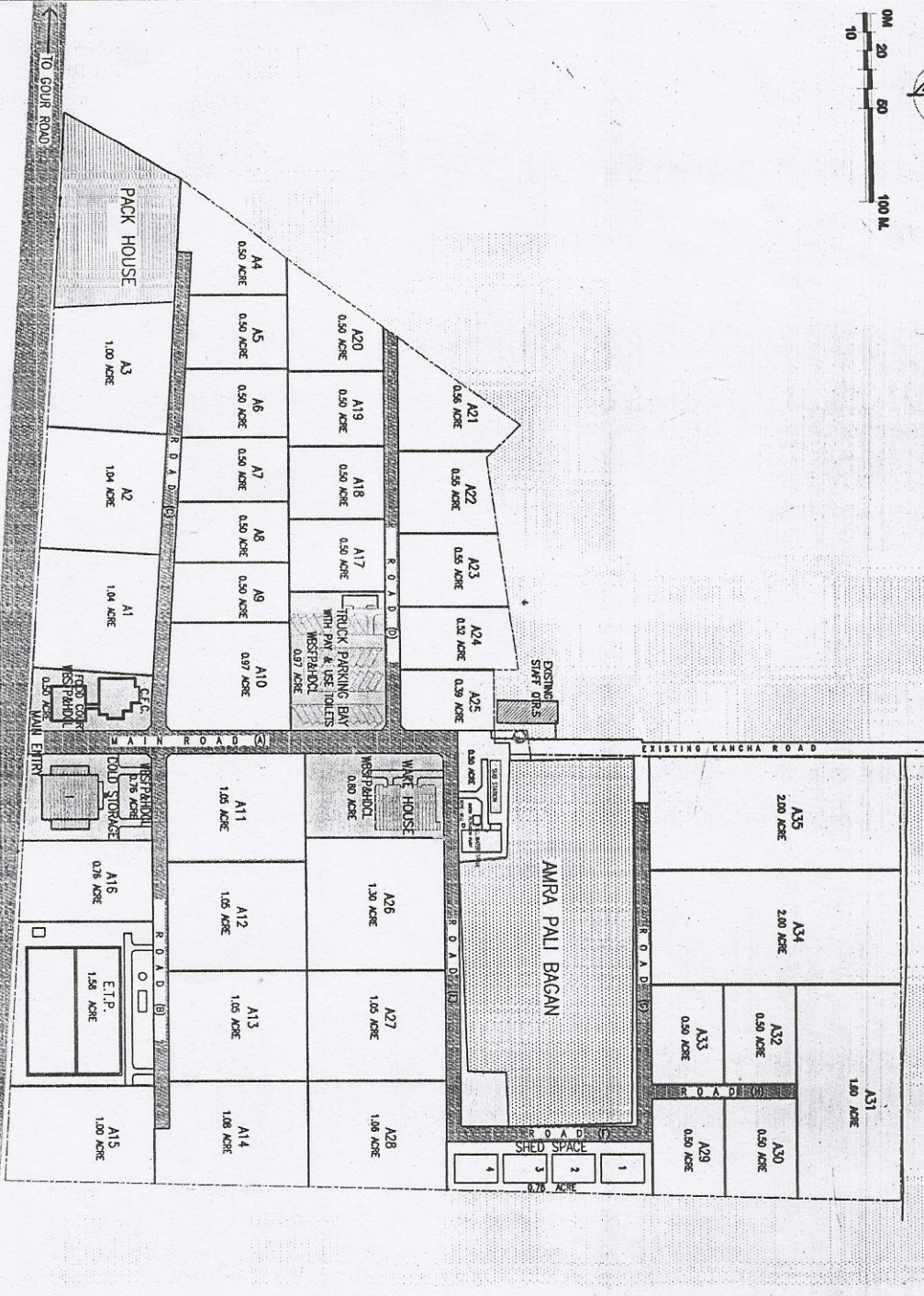
Final Allotment Letter will be issued only after realization of price for the earmarked land, annual lease rent for one year in advance and lump sum security deposit towards the O&M charges as given below, within 45 days of issue of the Letter of Intent (LOI), failing which the Letter of Intent (LOI) may be deemed to have been cancelled.

Processing Fee :

All applications shall be accompanied by a processing fee of Rs. 3,000 /- for each plot / shed applied, payable in the form of Demand Draft / Pay Order drawn in favour of "I-Win Advisory Services Ltd.".

Payment :

All other payments to be submitted in the form of Demand Draft / Pay Order drawn in favour of "West Bengal State Food Processing & Horticulture Development Corporation Ltd." and should be deposited at the office of the PMC as mentioned above.



**WALDA FOOD PARK
AT WALDA**

PROJECT LAYOUT PLAN

PROJECT OF :
DEPARTMENT OF FOOD PROCESSING
INDUSTRIES & HORTICULTURE

IMPLEMENTING AGENCY :
WEST BENGAL STATE FOOD PROCESSING
AND HORTICULTURE DEVELOPMENT
CORPORATION LTD. (WBSP&HDC)

PROJECT MANAGEMENT CONSULTANT:



I - MIN
I - MIN Advisory Services Limited

BARBARAL

MALDA FOOD PARK

APPLICATION FORM FOR LEASE OF FULLY SERVICED INDUSTRIAL PLOTS & INDUSTRIAL SHEDS

A PROJECT OF :
DEPARTMENT OF FOOD PROCESSING INDUSTRIES &
HORTICULTURE, GOVERNMENT OF WEST BENGAL

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PROJECT MANAGEMENT CONSULTANT :
I-Win Advisory Services Ltd.
INDUSTRIAL PLOTS AND INDUSTRIAL SHEDS IN FOOD PARK

APPLICATION FORM

FOR BOOKING OF FULLY SERVICES INDUSTRIAL PLOTS AND INDUSTRIAL SHEDS

- I / We hereby apply for registering my / our requirement/s FOR AN INDUSTRIAL PLOT OF SIZE : (Please specify)

Sl. No	Plot No.	Plot area in Acres	Please put a tick mark on the selection
1	A-4	0.50	
2	A-10	0.97	
3	A-13	1.05	
4	A-14	1.08	
5	A-19	0.50	
6	A-20	0.50	
7	A-21	0.56	
8	A-26	1.30	
9	A-27	1.05	
10	A-28	1.06	

For setting up food / agro processing and related industry in the Food Park.

- I / We hereby apply for registering my / our requirement/s FOR AN INDUSTRIAL SHED OF SIZE : (Please specify and put a tick mark in the box for spaces applied for)

Industrial Sheds	Shed No. 1	4011	
	Shed No. 2	4011	

- I / We hereby furnish the necessary information as under :

A	Name of the Applicant (in block letters)	
B	Postal Address	
C	Tel. No. & Mobile No.	
D	Fax No.	
E	Email Address	
F	Constitution of the Applicant	Individual () Proprietary () Partnership () Pvt. Ltd. () Public Ltd. () Co-op Society () Others _____ (please specify)
G	PAN of the Applicant	
H	Name, Address and Contact No. of the Contact Person	
I	Please indicate the nature of the business	Manufacturing () Cold Storage () Seed Warehouse () Agro Warehouse () Other (please specify) ()
J	If manufacturing, product(s) proposed to be manufactured along with annual production capacity (The response has to be specific and not general in nature like agro processing / food processing etc.) Optionally, the applicant can submit a project profile / project report.	1. 2. 3.

- Proposed usage of space

DECLARATION

1. I / We solemnly declare that the particulars given above are true and correct to my / our knowledge and belief and that no material facts have been concealed or withheld.

2. I / We also declare that I / We have read and understood the terms and conditions of lease and other information / conditions stated in the Information Brochure including Statement of area and price and payment schedules. I / We do hereby solemnly accept and agree to abide by them, and as also others as may be prescribed by WBSFP&HDCL in the future. I / We further agree to sign and execute the necessary documents / agreement as and when desired by WBSFP&HDCL.

3. I / We understand that I-Win Advisory Services Ltd. has merely agreed to be a collecting party for Application Form issued by WBSFP&HDCL and that I-Win Advisory Services Ltd. is not involved or responsible for the ultimate objectives of the scheme.

4. I / We being Indian / Non Resident Indian / Foreign Citizen of Indian origin do solemnly declare that I / We want the space (s) for purposes of conducting business permitted by the Information Brochure only and all relevant permissions and clearances concerning my / our status in this regard shall be duly obtained.

Signature(s) of applicant(s)

With name(s) in capital letters and official stamp

Place :

Date :