

**RAJASTHAN STATE AGRICULTURAL MARKETING BOARD,  
JAIPUR**

**TECHNICAL BID**

**E O I FOR**

Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalawar, Rajasthan On Lease Basis.

**Earnest Money : Rs. 25000/-**  
**Cost of Tender : Rs.500/-**  
**Last date of sale : 18.06.2010 Upto 6.00 PM**  
**Last date of receipt : 22.06.2010 Upto 1.00 PM**  
**Date of Opening : 22.06.2010 at 3.00 PM**

**Name of Agency : .....**

**RAJASTHAN STATE AGRICULTURAL MARKETING BOARD,  
JAIPUR**

**TECHNICAL BID**

**EOI - FOR**

Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan  
Distt. Jhalawar, Rajasthan On Lease Basis

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# **INSTRUCTION TO BIDDERS**

## **1. Scope of Bid**

- 1.1 Rajasthan State Agricultural Marketing Board (RSAMB) has decided to operate a cold storage facility at **Jhalrapatan**, Distt. Jhalawar Rajasthan.
- 1.2 RSAMB therefore floats EOI for Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalawar, Rajasthan On Lease Basis.
- 1.3 To operate, maintain and manage the cold storage facility under lease agreement with RSAMB for a period of 5 years from the date of award of the work & extendable for further five years.
- 1.4 Maintenance of the facility shall be undertaken by the bidder.
- 1.5 Detailed terms and conditions for the operation and management of this facility are stated separately in this bid under 'The Leasing Arrangement For Operation'.

## **INVITATION TO BIDDERS**

- 2.1 RSAMB invites Bids (hereinafter referred to as "Bid") for Operating, Maintaining and Managing of Cold Storage facility at **Jhalrapatan**, Distt. Jhalawar Rajasthan. (hereinafter referred to as 'Cold Storage facility')
- 2.2 The Bids shall be evaluated by a committee constituted by the Administrator, RSAMB on the basis of the evaluation criteria set out in this bid document in order to identify the successful Bidder for Operation, Maintenance & Management of the Cold Storage facility (hereinafter referred to as "Successful Bidder"). The successful Bidder shall then have to enter into a Contractual Agreement with RSAMB and perform the obligations as stipulated therein, in respect of the Cold Storage facility.
- 2.3 A complete set of bidding documents shall be purchased by any interested bidder upon payment of a non-refundable fee as specified. However if the tender is downloaded from website, the bidder shall pay the fee alongwith the technical bid.
- 2.4 Interested eligible bidders may obtain further information from Secretary RSAMB Jaipur and from the office of the Executive Engineer RSAMB **Jhalawar** established at Mini-Secretariat in Room No. 351-352.
- 2.5 The RSAMB shall not take the responsibility for any delay in receipt of the bidding document if it is sent by post.
- 2.6 The bids shall be opened in the presence of those bidders or their authorized representative who choose to attend at the office of the RSAMB, Jaipur on the specified date and time.
- 2.7 The RSAMB, Jaipur at its sole discretion and without assigning any reason there of reserves the right to accept and/or reject any or all bids. RSAMB also does not bind to accept the successful bid.

## **3. ELIGIBLE BIDDERS**

- 3.1 The bidder shall have to meet with the eligibility criteria as specified in the bidding document.
- 3.2 The Bidder/Reputed firms/ Individuals/ NGOs/Self help groups as the case may be shall have suitable qualified and experienced Personnel for the successful operation, maintain and manage of the cold storage. List of key officials shall be submitted alongwith the bid.

- 3.3 The Bidder shall not have abandoned any work of Govt. Of India or Rajasthan/ its Departments during the last 5 years.
- 3.4 Information regarding litigation, expulsions and blacklisting, if any, shall be submitted with details.

**3.5 Eligibility Criteria**

The Bidder shall be fulfilling the following minimum eligibility criteria of the bid. The bidder shall submit documentary evidence, as mentioned below. in support of fulfillment of these criteria while submitting the technical bids. Claim without documentary evidence shall not be considered.

<b>S. No.</b>	<b>Eligibility Criteria</b>	<b>Documentary evidence to be Attached</b>
1.	The bidder should have 2 year's experience of operating cold storage/ integrated Pack House or marketing / processing/cooling of agri-commodities in the domestic / global markets in last 5 years.	Self attested statement showing the details to establish the eligibility criteria.
2.	The Bidder should have a minimum annual turnover of Rs.25.00 Lacs (Rs. <b>Twenty Five</b> Lacs) in cooling and storing of Agri. Commodities / Agro Industries/Fruits & Vegetables processing / marketing within one of the last five financial years ending March 2010.	Audited financial statements duly certified by chartered accountant for the last five financial years ending March, 2010.

- 3.6 RSAMB reserves the right to verify the claims made by the Bidder and to carry out the capacity assessment of the bidder and the RSAMB's decision shall be final in this regard.
- 3.7 The bidder shall submit all the supporting documents to substantiate the Eligibility Criteria. RSAMB reserves the right to ask for further documentary evidence in support of the claims made for meeting the eligibility criteria.
- 3.8 During the evaluation of the bids, Technical Bids will first be opened and evaluated. After evaluation the Financial bid of those bidders be opened who qualify technical bid

**4. NUMBER OF BIDS**

Each Bidder shall submit one (1) Bid only, in response to this bid. Any Bidder who submits more than one Bid shall stand disqualified.

**5. VALIDITY OF BID**

The Bid shall remain valid for a period of 70 days or such other extensions agreed to by bidder till signing of contractual agreement. RSAMB reserves the right to reject any Bid, which does not meet this requirement.

**6. BID PREPARATION COST**

The Bidder shall be responsible for all the costs associated with the preparation of its Bid and its participation in the bidding process. RSAMB shall not be responsible or in any way be liable for such costs, regardless of the conduct or outcome of the Bid.

**7. BID SECURITY / EARNEST MONEY DEPOSIT (EMD)**

- 7.1 Each Bid shall be accompanied by EMD of the value mentioned in the EOI.
- 7.2 The form and amount of EMD shall be as mentioned in the EOI in favour of Secretary RSAMB Jaipur payable at Jaipur.

- 7.3 (a) The EMD of every unsuccessful Bidder shall be returned within a period of Fifteen (15) days from the date of announcement of the Successful Bidder.
- (b) Security Deposit shall be 5% of the value of assets to be deposited within 10 days after issue of LOI or at the time of signing of lease agreement
- 7.4 The EMD shall be forfeited If the Bidder withdraws its Bid during the interval between the Bid Due Date and till the date of finalization of successful bidder.

## **8. FORMAT AND SIGNING OF BID**

- 8.1 The Bid and all related correspondence and documents shall be in the English language. For the purpose of interpretation and evaluation of the Bid, the English language translation shall prevail.
- 8.2 The currency for the purpose of the Bid shall be the Indian Rupee (INR). Any other form of currency shall be a cause for rejection of the Bid.
- 8.3 The Bidder shall provide all the information as per this bid. RSAMB shall evaluate only those Bids that are received in the required format and are complete in all respects information:
- Covering letter in the format set out in Appendix B
  - Details of the Bidder in the format set out in Appendix C
  - EMD in the manner specified in EOI.
  - Power of Attorney/authorization with a seal of the company, of person signing the bid documents.
  - Annual Report with Audited Balance Sheet for the last five financial years ending March 31st, 2010.
  - Proof of Eligibility in the format set out under "Eligibility Criteria" in the bid with necessary documents as specified in appendix D.

### **8.4 Financial Bid :**

The Financial offer for the entire scope of work in the format as set out under Appendix C of financial bid shall be furnished. **The bidder shall submit Technical & Financial Bid in a separate sealed envelope duly marked as Technical Bid and Financial Bid of the Tender.**

## **9. BID DUE DATE**

- 9.1 Bids shall be submitted before Bid Due Date, in the manner and form as detailed in this bid. Bids submitted in any other form, shall not be accepted.
- 9.2 RSAMB may, at its sole discretion, extend the above Bid due date by issuing an Ammendum.
- 9.3 If the bidder desires visiting the Cold Storage facility Site for ascertaining the location, surroundings, or any other matter considered relevant, it shall be facilitated.
- 9.4 It shall be deemed that by submitting the Bid the Bidder has:
- made a complete and careful examination of this bid document
  - received all relevant information requested from RSAMB
  - made a complete and careful examination of the various aspects of Cold Storage facility
- 9.5 RSAMB shall not be liable for any mistake or error on the part of the Bidder in respect of the above.
- 9.6 At any time prior to the Bid Due Date, RSAMB may, for any reason, whether at its own initiative or in response to clarifications requested by any Bidder, modify the bid document by the issuance of ammendum.

## **10. OPENING OF BIDS AND CLARIFICATIONS**

- 10.1 RSAMB shall open the Bids on date as specified in EOI.
- 10.2 RSAMB reserves the right to reject any Bid not submitted on time and which does not contain the information/documents as set out in this bid document.
- 10.3 To facilitate evaluation of Bids, RSAMB may, at its sole discretion, seek clarifications in writing from any Bidder regarding its Bid. The request for such clarification or substantiation and the response shall be in writing or by facsimile. No material change in the substance of the Bid shall be permitted by way of such clarification/substantiation.
- 10.4 Information relating to the examination, clarification, evaluation, and recommendation of the Bid shall not be disclosed to any person not officially concerned with the process. RSAMB shall treat all information submitted as part of the Bid in confidence and shall require all those who have access to such material to treat the same in confidence. RSAMB shall not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.
- 10.5 Any conditional Bid shall be regarded as non-responsive and shall be liable for rejection.
- 10.6 Bidder shall seek clarification, if required, in writing through email atleast ten days before the scheduled opening of the technical bid.

## **11. EVALUATION**

- 11.1 The evaluation and comparison of Technical bid shall be done for the eligibility criteria. The eligible bidders after the evaluation shall be considered for the opening of the Financial Bid.

### **11.2 Technical Bid**

- 11.2.1 The Submission of the Bid shall first be checked for meeting Pre Qualification eligibility such as eligibility conditions and completeness of tender with reference to EMD, timeliness of submission etc. of the bidder. The Bid shall be considered to be responsive if it meets the following conditions:
  - a. It is received by the Bid due date including any extension thereof.
  - b. It is signed, sealed and marked as stipulated in relevant Clauses of the document.
  - c. It is with EMD as required
  - d. It meets the eligibility with proof of such eligibility.
  - e. It contains all the information and documents as requested in the bid.
  - f. It contains information in formats specified in this bid.
  - g. It mentions the Bid Validity Period as set out in bid.
- 11.2.2 Those meeting the Technical bid eligibility and other tender requirements shall be treated as eligible bidders for Financial Bid evaluation.

### **11.3 Financial Bid Evaluation :**

- 11.3.1 All the Bidders who qualifies under the technical evaluation shall be taken for Financial Bid evaluation.
- 11.3.2 The Bidder quoting the highest cost being ranked first and quoting the second highest cost ranked as second and so on.

- 11.3.3 The Bidder ranked first in accordance with the above procedure shall be declared as the Preferred Bidder.
- 11.3.4 RSAMB reserves the right to reject any Bid, if:
- a. at any time, a material misrepresentation is made or discovered; or
  - b. the Bidder does not respond promptly and diligently to requests for supplemental information required for the evaluation of the Bid. Rejection of a Bid by RSAMB as aforesaid shall lead to the disqualification of the Bidder. If such disqualification / rejection occurs after the Bids have been opened and the Preferred Bidder gets disqualified / rejected, then RSAMB reserves the right to:
    - either select the next best Bidder, or
    - take any such measure/s as may be deemed fit in the sole discretion of RSAMB, including annulment of the bidding process.
- 11.3.5 In the event of acceptance of the Preferred Bidder with or without negotiations, RSAMB shall declare the Preferred Bidder as the Successful Bidder. RSAMB shall notify the Successful Bidder through a Letter of Intent (hereinafter referred to as "LOI") that its Bid has been accepted.
- 11.3.6 The Successful Bidder shall execute the Lease Agreement with RSAMB within period specified by RSAMB of the issue of LOI or within such further time as RSAMB may agree to in its sole discretion.
- 11.4.7 Failure of the Successful Bidder to comply with the requirements of Clause 11.3.5 shall constitute sufficient grounds for the annulment of the LOI, and forfeiture of the EMD. In such an event, RSAMB reserves the right to
- a. either invite the next best Bidder for negotiations
- OR**
- b. take any such measures as may be deemed fit in the sole discretion of RSAMB, including annulment of the bidding process.

## **12. Obligation of Parties**

12.1 The RSAMB will undertake the following functions :-

- 12.1.1 RSAMB has established the Cold Storage of 4000 MT capacity with the infrastructure and equipped with the Plant & Machinery therein available at sit as per annexure – 1
- 12.1.2 Assist in getting various Registration and approvals from the govt. authorities, if required.
- 12.1.3 Unhindered access to the private operator and his personnel during the contract subject to the conditions of contract/agreement. Additionally at its own judgement

### **12.2 The bidder shall undertake following functions:**

- 12.2.1 Generate business for the Cold Storage facility by marketing the facility to various industries/departments desirous of sending their fruits and vegetables and other food products including frozen foods.
- 12.2.2 Operate & Manage and maintain the Cold Storage facility as required by various laws/ accrediting institutions / other statutory requirements.
- 12.2.3 Provide the manpower required as per the industry norms at their own cost for Operation, Maintenance, business development, office work, maintaining of equipment, utilities, buildings, security etc.
- 12.2.4 Purchase and maintain required crates, pellets, supplies, gas and other consumables for regular Operation and Maintenance.

- 12.2.5 Meet all the operating expenses related to the operation and management of the Cold Storage facility without any encumbrance to RSAMB.
- 12.2.6 Procure and handle Fruits and vegetables and other food products, as per the national and international best practices.
- 12.2.7 Hand over the premises with all the fixtures, fittings, and all the equipment as per inventory at the time of handing over and additions made if any as per contract in working condition at the time of cessation of contract/agreement.
- 12.2.8 The service provider will have to deposit Bank Guarantee for a value equivalent to 5% of the value of the asset as Security Deposit at the time of agreement.
- 12.2.9 Performance standard as prescribed by local authorities for handling, storage etc. are to be maintained. Any losses on account of bad performance will be borne by lessee.

**COVERING LETTER**

To  
The Secretary  
Rajasthan State Agricultural Marketing Board  
Pant Krishi Bhawan  
Jaipur 302 005

Dear Sir,

**Sub:** Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalwar, Rajasthan On Lease Basis

Being duly authorized to represent and act on behalf of \_\_\_\_\_ (hereinafter referred to as Bidder) and having reviewed and fully understood all the bid requirements and the information provided, the undersigned hereby submits the bid on behalf of \_\_\_\_\_ for the Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalwar, Rajasthan On Lease Basis with the details as per the requirements of the tender for your evaluation.

Kindly refer to the above mentioned bid having examined, EOI, bid documents, their terms and conditions, requirements, time etc., we have the pleasure in submitting our best competitive offer for the said work for the sum ascertained in accordance with the said conditions.

We here by undertake that in the event of acceptance of our offer, we will commence the Operation of cold storage facility within **10 days** from the date of Letter of Award. We are forwarding here with a sum **of Rs. .... (Rupees ..... only)** in the form of DD as Earnest Money in favour of Secretary **RSAMB jaipur** payable at **Jaipur**.

We hereby undertake that you may forfeit the Earnest Money without prejudice to any other rights and remedies available to it in terms of the General Terms and conditions as contained in the bid document and or if we do not execute the contract within the time prescribed in the letter of Award.

We hereby undertake that our offer will be valid for a period of **70 days** from the due date of opening or such extended time and it shall remain binding upon us and may be accepted at any time before the expiration of the said period.

We understand you are not bound to accept the lowest or any tender you may receive.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand Ten

Thanking you,

Yours faithfully,

Signature  
Name  
Designation  
Company

## Appendix C

Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalawar, Rajasthan On Lease Basis

### **Details of Bidder**

1. Name of the Bidder
2. Address for Communication
3. Date of Incorporation
4. Annual Sales turnover in Rs. Lakhs for the last five Financial Year
5. Brief description of Bidder's main lines of business
6. Organizational structure
7. Past experience in similar project
8. Details of authorized signatories
  - a. Name
  - b. Designation
  - c. Company
  - d. Address
  - e. Telephone Number
  - f. Mobile Number
  - g. Fax number
  - h. Email id

Signature of the authorized signatory

## APPENDIX D

Operation, Maintenance & Management of the Cold Storage (4000MT) at Jhalrapatan Distt. Jhalawar, Rajasthan On Lease Basis

### FINANCIAL RESOURCES AND CAPABILITY

1. Name of Bidder
2. Total financial turn over achieved by the bidder in the last five financial years :

Year	Turnover
(i)	
(ii)	
(iii)	
(iv)	
(v)	

**Note :** Balance Sheet and Profit and Loss Accounts for the last five financial years should be Enclosed.

3. Total financial turnover projected in the current financial year.
4. Has the bidder ever been debarred from tendering for Central/State Government or any Government undertaking ?

Yes/No, if yes give details :

5. Has the bidder ever been declared insolvent ?

Yes/No, if yes give details :

6. Name(s) and Branch(s) of bidder's Bankers

I/We hereby certify that the above information is correct to the best of my/our knowledge and belief.

Date :

Signature of Bidder

(With seal, wherever applicable)

## Important Points

### 1. Procedure

- (i) Two envelope systems would be adopted for post qualification envelope 1 being the Technical Bid and envelope 2 being the Financial Bid. Each envelope would be sealed separately as super scribed Envelopes would be placed in a third envelope duly sealed bearing the name of the work and the name of the bidding contractor.  
In this third envelope, the envelope of earnest money should also be kept.
- (ii) The Technical Bid envelope would be opened on the date and time specified in Expression of Interest and the bid would be evaluated by a Committee constituted by Administrator, RSAMB.
- (iii) Financial Bid of only those tenderers shall be opened who qualify in Technical Bid. The date of opening of Financial Bid will be as per bid document.

### 2. Litigation History:

- Bidders should provide accurate information on any litigation or arbitration resulting from contracts completed or under execution by him over the last five years. The value of Disputed Amount claimed in litigation / Arbitration resulting from contract executed in last five years shall be given in detail.
- Bidders are to return along with their bid documents the original tender documents, duly stamped and signed as their acceptance of all tender terms and conditions.
- Bids containing deviations from the bidding documents terms and other requirements may be rejected.
- Bids not accompanied by the Bid security (Earnest Money Deposit) shall be summarily rejected.
- Deviation in specifications even for a minor technical requirement should be specifically stated by the bidder.
- Bidders should furnish their complete postal address, telephone-fax numbers and email id for the purpose of further correspondence pertaining to the bidding documents.
- Corrections in the bid should be noted over and initialed and stamped at the place of correction.
- Negligence of the bidder in preparing the tender bid confers no right to withdraw the bid after it was opened.
- The bid along with the enclosures literature should be in English only.
- Bid should be kept valid for acceptance for a period of **seventy days** from the day the bids are opened.
- The bidding documents shall be governed and interpreted according to the laws of the Union of India/ local laws as the case may be.
- The bidders have to quote lease charges payable by the bidder for yearly basis.
- RSAMB reserves the right to accept or reject any or all the bids without any explanation to the Bidders.
- Lease period is 5 years from the date of work order.
- 5% of the value of assets to be deposited as security deposit at the time of signing the lease agreement.

Name of Work :- Cold Storage Capacity 4000 MT at Mandi Yard Jhalrapatan Distt. Jhalawar (Rajasthan)

Annexure-1

DETAIL OF COLD STORAGE AND PLANT AND MACHINERY

COLD STORAGE

COLD STORAGE BUILT UP AREA 30.58x24.46mtr,  
Machine Room 17.15X6.78mtr & condenser tank  
9X6.5mtr

S. No.	Particulars	Qty	Unit
<b>PLANT AND MACHINERY</b>			
1-	Heavy duty high speed industrial type three cylinder vertical reciprocating ammonia compressor(Kirloskar Kc3 / Frick/ Superfreeze) smooth running leak proof, with panel board, fly wheel one motor pully one CI drum, six anchor rods, V-belt, operation tool kit etc. complete	1.00	Nos.
2-	Heavy duty high speed industrial type two cylinder vertical reciprocating ammonia compressor(Kirloskar Kc2 / Frick/ Superfreeze) smooth running leak proof, with panel board, fly wheel one motor pully one CI drum, six anchor rods, V-belt, operation tool kit etc. complete	1.00	Nos.
3-	Electric motor of Kirloskar / Crompton / GEC of 60 HP and 1440 RPM, Induction for operation on 440/400 volts, 50 cycles, 3 phase AC supply for driving the Compressors.	1.00	Nos.
4-	Electric motor of Kirloskar / Crompton / GEC of 40 HP and 1440 RPM, Induction for operation on 440/400 volts, 50 cycles, 3 phase AC supply for driving the Compressors.	1.00	Nos.
5-	MEI / Kilbern / L & T motor starter for above mentioned 60HP and 40HP motor respectfully with ammeter of AE make and 2 overload relays and cable box including starter oil etc. complete.		
	60 HP	1.00	Nos.
	40 HP	1.00	Nos.
6-	Centrifugal mono block pumps(12M head, 12 LPS) for circulating water with TFC squirrel cage induction motor of 5.0 HP suitable for operation on 400/440 volts, 50 cycles, three phase AC supply and necessary inlet and outlet pipes and foot valves (Kirloskar model no. KDS515 / Crompton model No. MBP 52 / Texmo model No. TMH-6) one fitted stand by.	2.00	No.
7-	Electric control Panel having all electrical controls with MCCBs incoming main and earth fault relay, HRC fuses, one CT operated ammeter 0-400 amps and one volt meter 0-600 volts etc. complete unit to run above plant.Specification mention as below		

1. Main MCCB of any standard make like L&T, Control and Switchgear, Havells etc of 400 Amp. Capacity. 2. MCCB for Two Nos. of Compressors 200 Amp. Capacity of L&T/Control and Switchgear/Havells. 3. Two Nos. of Starters of 10 Amp., with two MCCB of 32 Amp. Capacity for pumps. 4. For Fans two MCCB of 32 Amp, or one MCCB of 65 Amp. Be installed. 5. Change over switch of 400 Amp. Capacity. 6. Bus bar shall be provided as per the panel diagram issued later. 7. Main Cable shall be 185mm 3.5 core, and for compressors 50mm 3 core shall be used. Cables above 4 Sqmm shall have glands, (PVC 650/100 V grade) sockets and other accessories for the compilation of starter, motor connection as instruction of engineer. 8. Earthing pits shall be 02 Nos. (4'x4'x7'), GI earthing of 25x5mm shall be provided approx 30.00 mts. 9. Earthing plates shall be 2'0"x2'0"x06mm thk., two nos. as per IS 3043 norms

1.00 No.

13

8- DG set 125 KVA with all fittings and accessories complete with installation and commissioning of Kirloskar / Cummins / Catter pillar make.

1.00 No.

9- Power station for load maximum up to 150 HP complete with transformer installation and commissioning with all necessary accessories, cables complete. Transformer procurement, installation and commissioning complete.  
 LT Panel :  
 Provision of substation control panel box with three indicators and one MCCB of 400 Amp. LT/Control and Switchgear/havells. Meter box shall be installed as per RSEB norms. Earthing of substation as per IS 3043.  
 DP Structure :  
 Provision of rail pole/H beam for 33 KVA line and RS Joist size 3.5"x7" for 11 KVA line. 02 Nos. of poles. Provision of Insulators and AB/DO switch 200 Amp with substation. HT Cable as per RSEB supply and norms.

Complete

10- ceiling fans 1200mm size of Crompton greaves / Khaitan / GEC without regulator, with double ball bearing and high breeze complete including installation and wiring, cableing.

65.00 Nos.

11- Liquid ammonia receiver of 600mmx6.0 mt long fabricated with 14mm thk plates with inlet and outlet valves, gauge glass valves with gauge glass including MS stand complete.

1.00 No.

12- Oil separator fabricated with 10mm thk. MS plate with size 1250x600mm complete with companion flange.

1.00 No.

13- Accumulator fabricated with 8mm thk plate 400x1200mm long for each coil with stop valve to regulate the flow of ammonia.

4.00 No.

14- Atmospheric type Ammonia condenser coil of heavy duty (Swastik /

Tata / Prakash / Surya) 10 Nos. MS pipes confirming to IS : 1239 each 6.0mt long 50mm internal diameter with individual gas and liquid valves in headers, GI water sprinkling pipes and distribution headers. made with 6.0 mt long pipes 12 pipes high.

10.00 Sets.

- 15 Bunker Cooling coils comprising of two parallel coils designed for flooded operations on ammonia, made with 20mm dia MS "C" class pipes confirming to IS : 1239(Tata / Prakash / Surya / Swastik) and connected to surge drums(Total length of pipes for all nos. of coils including bends should be 6500mts. connected with plant with suction lines of sufficient size with complete ammonia valves and fittings.

2.00 Sets.

**RAJASTHAN STATE AGRICULTURAL MARKETING BOARD**

**JAIPUR**

**FINANCIAL BID**

**Name of Work :**      **Operation, Maintenance and Management of Cold Storage  
4000 M.T. located at Jhalrapatan Distt. Jhalawar in the state  
of Rajasthan.**

**Last date for Sale            :**      **18.6.2010 upto 6.00pm.**

**Last date of Receipt        :**      **22.06.2010 upto 1.00pm.**

**Date of opening of  
Technical Bid                :**      **22.06.2010 at 3.00pm.**

**Name of Agency             :**      **.....**

**FINANCIAL BID**

**RAJASTHAN STATE AGRICULTURAL MARKETING BOARD, JAIPUR**

**Financial Bid**

A) **Name of Work :** **Operation, Maintenance and Management of Cold Storage 4000 M.T. located at Jhalrapatan Distt. Jhalawar in the state of Rajasthan.**

B) **Name of Lessee:** .....

.....

**I/We hereby tender for above work a sum of Rs.....  
per year ( in figure) with 10% increase every year.**

**I/We hereby tender for above work a sum of Rs.....  
per year ( in words) with 10% increase every year.**

**Secretary  
RSAMB, Jaipur**

**Signature of Bidder  
(with seal, wherever applicable)**

**AGREEMENT FOR LEASING ARRANGEMENT FOR OPERATION,  
MAINTENANCE & MANAGEMENT**

**Note : if an agreement to be entered between the LESSOR and the LESSEE in the event of an order.**

**LEASE AGREEMENT**

This agreement for Lease is made at Jaipur on ..... By and between Rajasthan state Agricultural marketing board with its office at Pant Krishi Bhawan, Jaipur ( herein after referred to as Lessor which expression shall mean and include its legal heirs, agents, successors, administrator and assignees) of the First part.

AND

.....  
.....

WHEREAS the Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and cold storage at Jhalarapatan ( Jhalawar ) Rajasthan.

RSAMB, “the Lessor” has created a fruits and vegetable cold storage built in assistance with Kisan Kalyan Kosh at Jhalarapatan ( Jhalawar) with cold rooms. The facility has been created to boost exports of Agricultural fresh produce from the state and for post harvest handling of fruits and vegetables for increasing and enhancing the quality of the produce from the State.

RSAMB as part of its strategy of encouraging exports and providing facilities to farmers and for accelerating the economic growth of Agricultural operations from the State.

AND WHEREAS on the request of the Lessee, the Lessor has agreed to grant lease in respect of the premises located in ..... For the purpose of operating the cold storage located on the land measuring .....sq. metre along with the right to egress and ingress and other easement rights, on the following terms and conditions:-

1. That in consideration of the lease hereinafter specified and of the covenants and conditions hereinafter contained and on the part of the Lessee to be paid observed and performed, the Lessor hereby permits the Lessee to use the Leased premises in accordance with the terms of the agreement.
2. That the Lease of the Demised Premises shall be with effect from..... For a period of 5 (Five) years. The Lessee shall pay agreed rent of first two quarter in

advance alongwith bank guarantee for next two quarter at the time of signing agreement.

3. The Lessee shall pay a lease amount at the following rates ( As per work order).

S.No.	Name of Cold Storage	Lease Charges ( Payable)
		Monthly
1.	Jhalarapatan ( Jhalawar)	

The lease amount shall be paid by 15<sup>th</sup> of every month. Any delay in payment would attract an interest of 2% per month for the delayed period payable to RSAMB.

In case of default of payment of lease amount for two consecutive months, the lease hereby created shall be terminated by the lessor after giving 15 days notice in writing to the lessee and possession taken back by RSAMB.

4. That The Lessee shall pay to the Lessor a refundable interest free security deposit (S.D.) of Rs.7.50 Lacs within 10 Days of signing of this agreement of before the taken over the charge of cold storage, which will be refundable after the expiry of lease period of 5 years. RSAMB will have right to recover dues if any from the security money.
5. Electricity, water and other consumable charges according to the actual consumption will have to be borne & paid by Lessee. Any penalty/ extra charges if imposed by JVVNL/ any concern authority in the leased premises will have to be borne and paid by Lessee.
6. The lessee shall be required to maintain the facilities in good & proper working condition. For this purpose the lessee shall either have/ appoint technically competent persons or undertake an “ Annual Maintenance Contract” with an experienced & capable technical person/firm for the maintenance of machines and equipments handed over by Lessor ( Annes. – 1) with in 30 days of execution of agreement. The lessor shall have the right to inspect the facilities to ascertain the standard of maintenance.

7. Any additional equipment, accessories, if required, for operation at cold storage by Lessee would be installed after information & getting written permission from RSAMB and at the cost of Lessee. The same shall be taken back in its possession by Lessee at the time of termination of the contract.
8. The cold storage will be operated as per operational requirement and volume of work. The lessee shall keep all the machines and equipments in working condition for at least 85% of total working hours otherwise penalty @10% of monthly rent per day penalty for each day or part there of would be imposed and realized from the lessee by the Lessor.
9. Training on the operation of cold storage can be organized on chargeable basis by Lessee for the Exporters, Management students etc., however the staff of RSAMB and exporters and farmers nominated by RSAMB would be given training free of cost.
10. Lessee shall keep the rates of services comparable with the prevailing market rates. Exceptionally high rates will be reviewed by the lessor. More than 10% revision of rates per annum be allowed only after the approval of lessor. RSAMB reserves the right to review exceptionally high rates, such rates could be finalized in consultation with lessee.
11. Lessee would be responsible for deploying skilled and trained staff for successful operation, maintenance and management of cold storage and all machinery comparable with world standard at its own cost.
12. The Lessee shall not be allowed to construct or modify or effect any changes in Demised premises, machines and equipments without prior written approval of the Lessor. And if contrary to what is required/approved is done by Lessee then this would result in automatic termination of lease.
13. The leased premises must be insured and a comprehensive insurance charge will be paid by the Lessee. This insurance should include theft, fire, natural calamity (earth quake etc.). Lessee shall get premises machines and equipments also insured within a weeks time from the date of taking over possession of the same.
14. The Lessee shall abide and comply all laws, byelaws, rules and regulations framed by local authority and other relevant government authorities.

15. The Lessee will pay house tax or any other tax levied by the Municipality, State of Central authorities or any other authority.
16. Lessee will keep the demised premises in good order and in proper condition and will undertake necessary minor repairs as and when required.
17. Lessee shall not sublet the leased premises. If subletting is found to be done, the lease hereby created shall be terminated by the lessor after giving 15 days notice in writing to the lessee.
18. The lessee shall work in accordance with the conditions of MoU signed between RSAMB and APEDA.
19. The Assistant Engineer of the area having the cold storage shall prepare an inventory of all items ( Building, Machinery etc.) which will be signed by both the parties within 7 days after signing the agreement. RSAMB will handover all the plant & machinery as per inventory list in good & working condition and at the time of agreement closure, the lessee shall hand over items according to inventory to the lessor or his representative. All items should be in working and good condition.
20. Neither RSAMB nor lessee will be responsible for any damage or loss caused by natural calamity or act of God, or war and earthquake etc. However, the lessee shall be responsible for damages or losses due to strike and power failure etc.
21. In case the working of the lessee is found to be unsatisfactory against the terms of MoU, the lessor (i.e. RSAMB) shall issue a notice asking the lessee to take appropriate corrective steps. If, however, the lessor fails to take the steps so directed, the lessor would be authorized to cancel the lease after giving a notice of 15 days.
22. Lessee shall be responsible for compliance with all statutory and safety norms.
23. In case of any damage or loss is caused to property or if the working of lessee is found unsatisfactory and any violation of terms and conditions of agreement is observed, the security deposit will be forfeited and losses excess to security deposit shall be recovered from the lessee.

24. If the Lessee or Lessor shall be desirous of terminating the lease hereby created before the expiry of the period of the Lease, shall give Three months notice in writing and its intention to the other party, thereafter, the Lease shall stand terminated.
25. Lessee will also submit the registration certificate of the firm before the execution lease agreement.
26. In case of any disputes arising out of the agreement the same shall be subject to arbitration and the arbitrator will be lessee the Principal Secretary/ Secretary to Govt. Agricultural Department. Govt. of Rajasthan.
27. The lessee will abide by any guidelines/ orders issued by RSAMB/Govt. for promotion of post harvest management activities from time to time.

IN WITNESS WHEREOF, both the parties have executed the Agreement by putting their respective signatures of the date and year mentioned hereinbefore. Approval of state Govt. has been obtained for executing this agreement.

For Lessee

For Rajasthan State Agricultural

Marketing Board

Lessee

Administrator

WITNESS 1

WITNESS 2

Name :

Name :

Address :

Address :

WITNESS 2

WITNESS 2

Name :

Name :

Address :

Address :