

RAJASTHAN STATE AGRICULTURAL MARKETING BOARD, JAIPUR

FINANCIAL BID

For

Name of Work : Operation, Maintenance and Management of Pack House located at Muhana (Jaipur) in the state of Rajasthan

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 of Technical Bid : 22.06.2010 upto 3.00 PM

NAME OF AGENCY : - _____

TECHNICAL BID

EOI DOCUMENT

FOR

**OPERATING, MANAGING & MAINTAINING
INTIGERATED PACK HOUSE FOR FRUITS AND
VEGETABLES**

ON LEASE BASIS

AT

MUHANA (JAIPUR)

RAJASTHAN STATE AGRICULTURAL

MARKETING BOARD

'PANT KRISHI BHAWAN', JANPATH, JAIPUR

RAJASTHAN (INDIA)

1.0 ELIGIBILITY CRITERIA AND EVALUATION PROCEDURE

1.1 ELIGIBILITY CRITERIA

The bidder should be fulfilling the following minimum eligibility criteria and must also submit documentary evidence in support of fulfillment of these criteria while submitting the technical bids, claim without documentary evidence will not be considered. Consortium shall be allowed for maximum two agencies for running the O&M operation. The eligibility criteria and documentary evidence required are as follows:

S.No	Eligibility Criteria	Documentary Evidence to be attached
1	The bidder should have 2 year's experience in marketing / processing fruits and vegetables in domestic /international markets.	Self attested statement showing product wise set quantity and value of processing and Marketing of Fruits and Vegetables in Domestic and International markets.
2	The bidder should have a minimum average yearly annual turnover of Rs. 1.00 crore (Rs One Crore) in Agro Industries / Fruits & Vegetables processing for the last three financial years ending march, 2009	Audited financial statements duly certified by chartered accountant for the last three years ending March, 2009.
3	The bidder should have minimum net worth of at least Rs. 50 lacs (Rs. Fifty Lacs) as on March, 2009.	Audited financial statements duly certified by chartered accountant for the last three years ending March, 2009

The Administrator, RSAMB reserves the right to verify the claims made by the Bidder and to carry out the capacity assessment of the bidder and the Administrator, RSAMB's decision shall be final in this regard.

1.2 Technical Bid Evaluation Committee:

The tender evaluation committee consisting of following shall be evaluating technical bid:

Secretary, RSAMB
Superintending Engineer, RSAMB
Executive Engineer-in-charge
Assistant Accounts officer

The committee shall determine the approach and methodologies for the issues, which may arise during the above, referred evaluation exercise and have not been addressed in this Tender Document. The decision of the committee shall be final and binding on all the bidders.

2.0 FACILITY OF INTEGRATED PACK HOUSE:

2.1 The details of available INTEGRATED PACK HOUSE are as follows:

Item	Detail
Location of the Integrated Pack House	Shahpura (Jaipur), Chomu , Sohela (Tonk), Muhana (Jaipur)
Range of services and capacities in Integrated Pack House	3 MT per hour Grading Packaging of long & round articles. 120 MT cooling chamber precasting & hydro cooling foulds.
Reefer truck qty. 1 No.	Truck modal TATA 2515 Body builders zeppelin mobile system India LTD. NOIDA Refrigerator unit carrier make/model OSIS-250/capacity I.S.T.R. separate DG set.
Reefer van (small) qty. 1 No.	TATA 909 Ex 5 metric ton fitted with compressor of 2.6 kg /sq.cm. Friezing capacity.
Processing expected	

2.2 Other Details:

- 2.2.1 INTEGRATED PACK HOUSE in running condition is available at MUHANA (JAIPUR) which can visited by the bidder before bidding.
- 2.2.2 INTEGRATED PACK HOUSE is a service facility where farmers, small scale food processors, exporters, importers, Government Departments and even the industry would utilize this on chargeable basis.
- 2.2.3 Water required for INTEGRATED PACK HOUSE and also for other domestic requirements will have to be met from bore wells / supply being arranged in the premises upto the extent of availability.
- 2.2.4 No harmful effluents are generated in the process. However, the INTEGRATED PACK HOUSE O & M partner shall make suitable arrangements for disposal of spillages as per guidelines of the Rajasthan Pollution Board.
- 2.2.5 The proposed INTEGRATED PACK HOUSE is well connected by road to facilitate transportation and with good accommodation facilities nearby.

3.0 NUMBER OF BIDS

Each Bidder shall submit one (1) Bid only for the INTEGRATED PACK HOUSE in response to this EOI. Any Bidder who submits more than one bid, either individually or as a part of another bidder, for the INTEGRATED PACK HOUSE will be disqualified and cause the disqualification of such other bids also. The Bidder shall also be responsible and shall pay for all of the costs associated with the preparation of its Bid and its participation in the bidding process.

4.0 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.

5.0 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 will not be responsible or in any way be liable for such costs, regardless of the conduct or outcome of the Bid.

6.0 FORMAT AND SIGNING OF BID

- 6.1 The Bid and all related correspondence and documents should be in English language. Supporting documents and printed literature furnished by the Bidder with the Bid may be in any other language provided that they are accompanied by certified translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Bid, the English language translation shall prevail.
- 6.2 The Bidder shall provide all the information as per this EOI. RSAMB would evaluate only those Bids that are received in the required format and are complete in all respects. Each Bid shall comprise the following:
 - a. Covering letter in the format set out in Appendix B
 - b. Details of the Bidder in the format set out in Appendix C
 - c. Proof of Qualification in the format set out in Appendix D
 - d. **Earnest Money as per NIT**
- 6.3 The Bid shall be typed or written in indelible ink and each page shall be initialed by an authorized signatory of the Bidder, as applicable. All the alterations, omissions, additions, or any other amendments made to the Bid shall also be initialed by the person(s) signing the Bid.

7.0 SEALING AND MARKING OF BID

- 7.1 The bidder shall seal the envelopes of Technical & Financial bids. The envelopes shall then be sealed in a single outer envelope.
- 7.2 Each of the envelopes, both outer and inner, must be super scribed with the following information:
 - a. Name and Address of Bidder
 - b. Contact person and phone numbers
 - c. "Bid for the selection of partner under public-private partnership to Operate maintain & Manage the INTEGRATED PACK HOUSE at Muhana (Jaipur)
 - d. **TO BE OPENED IN THE PRESENCE OF RSAMB EVALUATION COMMITTEE ONLY.**
- 7.3 If the envelope is not sealed and marked as instructed above, RSAMB assumes no responsibility for the misplacement or premature opening of the contents of the Bid submitted and such Bid, may, at the sole discretion of RSAMB be rejected.

8.0 BID DUE DATE

- 8.1 Bids should be submitted before Bid Due Date and time, in the manner and form as detailed in this EOI. Bids submitted by either facsimile transmission or telex will not be accepted.
- 8.2 RSAMB may, in exceptional circumstances, and at its sole discretion, extend the above Bid Due Date by issuing an Addendum. Any Addendum thus issued will be sent in writing to all those who have purchased the EOI document and would also be posted on the website. The same will also be communicated to those who have downloaded the EOI document from the website and have duly intimated this fact to RSAMB giving their particulars including address for communication by fax.
- 8.3 If the bidder desires visiting the INTEGRATED PACK HOUSE site for ascertaining the location, surroundings, or any other matter considered relevant, it will be facilitated.
- 8.4 It would be deemed that by submitting the Bid the Bidder has;
 - a. made a complete and careful examination of this EOI document
 - b. received all relevant information requested from RSAMB
 - c. made a complete and careful examination of the various aspects of the INTEGRATED PACK HOUSE.
- 8.5 RSAMB shall not be liable for any mistake or error on the part of the Bidder in respect of the above.
- 8.6 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 EOI document by the issuance of Addenda. Any Addendum thus issued will be sent in writing to all those who have purchased the EOI document and would also be posted on the website. The same will also be communicated to those who have downloaded the EOI document from the website and have duly intimated this fact to RSAMB giving their particulars including address for communication by fax.

9.0 OPENING AT BIDS AND CLARIFICATIONS

- 9.1 RSAMB would open the bids on date as specified in schedule for bid processing for the purpose of evaluation.
- 9.2 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 EOI document.
- 9.3 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 would be permitted by way of such clarification / substantiation.
- 9.4 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 will treat all information submitted as part of the Bid in confidence and would require all those who

have access to such material to treat the same in confidence. RSAMB will 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.

- 9.5 Prior to the pre-bid meetings(s), the Bidders may submit a list of queries and propose deviations, if any, to the INTEGRATED PACK HOUSE requirements. Bidders must formulate their queries and forward the same to RSAMB prior to the meeting. RSAMB may, in its sole discretion or based on inputs provided by Bidders, amend the EOI.
- 9.6 Bidders may note that RSAMB will not entertain any deviations to the EOI at the time of submission of the Bid or thereafter. The Bid to be submitted by the Bidders would have to be unconditional and unqualified and the Bidders would be deemed to have accepted the terms and conditions of the EOI and all its contents including the Scope of Work. Any conditional Bid shall be regarded as non-responsive and would be liable for rejection.
- 9.7 RSAMB will endeavour to hold the Pre-Bid meeting, if it deems it is required, the details of the meeting will be separately communicated to the Bidders.
- 9.8 Attendance of the Bidders at the Pre-Bid meeting is not mandatory.
- 9.9 All correspondence / enquiries should be submitted to the following in writing by fax / registered post / courier / Email:

**Secretary, Rajasthan State Agricultural Marketing Board, Jaipur
(Rajasthan)**

- 9.10 RSAMB would treat all information submitted as part of the Bid in confidence and will ensure that all who have access to such material treat it in confidence. RSAMB would not divulge any such information unless ordered to do so by any Government authority that has the power under law to require its disclosure.
- 9.11 Notwithstanding anything contained in this EOI, RSAMB reserves the right to accept or reject any Bid, or to annul the bidding process or reject all Bids, at any time without any liability or any obligation for such rejection or annulment, without assigning any reasons thereof.

OPERATION AND MANAGEMENT ARRANGEMENT UNDER PUBLIC PRIVATE PEOPLE PARTNERSHIP FOR OPERATION AND MANAGEMENT OF INTEGRATED PACK HOUSE

1 Obligations of Parties:

A The RSAMB will undertake following functions:

- 1 Has establish the INTEGRATED PACK HOUSE with the equipment and accessories available at site as per Annexure-i
- 2 Unhindered access to the private operator and his personnel during the contract subject to the conditions of contract / agreement. Additionally at its own judgement.
- 3 Assist in getting various registrations and approvals from the Govt. authorities.

B The service provider shall undertake following functions:

- 1 Operate & Manage and maintain the INTEGRATED PACK HOUSE as required by various laws / accrediting institutions / GMP requirements.
- 2 Generate business for the INTEGRATED PACK HOUSE by marketing the facility to various industries / departments desirous of sending their fruits and vegetables and other food products including frozen foods.
- 3 Provide the manpower required as per the industry norms at their own cost for operations, maintenance, business development, office work, maintaining of equipment, utilities, buildings, security etc.
- 4 Purchase and maintain required crates, pellets, supplies, gas and other consumables for regular operations and maintenance.
- 5 Meet all the finances required for operation and maintenance.
- 6 Procure and handle fruits and vegetables and other food products, as per the national and international best practices.
- 7 Apply, coordinate and obtain various approvals / certifications and accreditations for the facility.
- 8 Adequately stock spares and ensures maintenance of facility equipment at all times such that the condition of machines are as original subject to the wear and tear due to the regular operation.
- 9 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.

Service Provider will have to pay deposit Rs. 7.50 lacs as Security Deposit at the time of signing agreement. This shall remain with RSAMB during the subsistence of the agreement.

11. BASIS

The facility will remain the RSAMB owned facility given to private operator for fixed period for OPERATION AND MANAGEMENT, on feet payable in Monthly installments.

Detailed Technical Specification of Plant & Machinery Installed at Pack House Muhana (Jaipur)

S. No.	BOM	Details of equipment installed
1	Pre-cooling air handling	Make – BIE Cooling, Pune. Fan dia – 1000mm, Motor rating-5.5 kw, rpm-1440, Fan blade – SS 304 Discharge – 31680 M ³ /hr. Humidifier pump to 2.2 kw, 12.5 lps/18m head Room size, 7.76 x 8.86 x 4m
2	Pre-cooling condensing / compressor unit	Make Bock, Baroda Model HGX5/830-4S, Condenser of 25 TR capacity
3	Pre-cooling, cooling tower, pumps, piping etc.	Cooling Tower make: Delta, Delhi Cooling tower spec, as per tender spec, condenser water pump-2 Nos. (Kirloskar make each 3 HP/9lps/22m head. Pipes of Jindal make 'B' class.
4	Hydro cooling material handling unit	Make RAC Body SS 304 construction pump of SS of 5HP, others as per tender specs Room size : 8.6 x 7.6 x 4m.
5	Hydro cooling condensing unit	Make : Compressor BITZER Model: 4H-15.2-40P, Condenser-RAC make of 20TR capacity, Semi-hermetically sealed.
6	Hydro cooler cooling tower pump, piping etc.	Cooling Tower make: Delta, Delhi Other spcs, are as per tender spec, condenser circulation water pump 2. Nos. (Kirloskar make) each of 3 HP/9lps/22m head.
7	Cold storage air cooling unit	Room size is 9 x 5 x 4 x M. Taking 40% occupancy the storage capacity shall be 20-25 tons of F7V. Make of coil : Cool Coil, Chembur, Exaporator:2 Nos each of 2.3 TR/room 2 Nos, Fan in each unit, SS constructions, MS blade with power coating.
8	Cold storage condensing unit	Make : BOCK Model: HGK-3HP/255-4S Condensing unit.
9	Cold storage cooling tower, pumps	Cooling Tower make: Delta Delhi. Circulating pump make: Kirloskar 9lps/22m head.
10	Cold storage humidity system	Make Sandhu Engineering, Delhi Individual Humidifier supplied. Volta's offer is individual type.
11	Pack House air cooling with ducts	Make: Modern Engineering, Badhurganj. Blower HP : 25HP Pad : Cellulose on one side, 3 sides closed.

12	Electrical panel for ref. equipment and pack house air cooling system	Make: Vision Control products, Delhi (all instruments, MCB switches, contactors & relays are of L&T make).
13	Insulation PUF panel for refrigerated area.	Make : Tri Star, Nasik.
(a)	80mm thick PUF panel	The PUF wall, on which door is mounted and facing the corridor is 60mm thick. The tender calls for outer walls of 80mm.
(b)	60mm th. PUF panel	Both sides 0.5mm SS 304 sheet partition wall
(c)	80mm th. for ceiling	PUF panel one side 0.5mm coated sheet and the other side 0.5mm GI sheet.
(d)	100mm EPS (Blue Colour) slab for floor insulation	The material is PUF slab of 50mm thick being laid in double thickness.
(e)	100mm th. PUF insulated sliding door.	Make: Tristar, Nasik, Handle : SS 305
(f)	Loading clock leveler	Received Make : Seepra Ref : Pvt. Ltd. Nasik. Size : 2510 x 2510mm Hydraulically operated. Pump : 1 HP/415v/1480rpm.
13	Electronic platform scales (A) 1 Mt Capacity B) 30 Kgs. Capacity	Received No. Make : interface Scale (P) Ltd. Delhi SS platform, digital display, Other details as per tender spcs, Max 1000 kgs, Min: 2 kgs. Received 7 Nos Make : Interface scale (P) Ltd. Delhi. SS platform, digital display. Other details as per tender spcs. Max : 50 kgs. Min : 100 gms.
14	Elevator with hopper 3 Nos 1 No for potato line 1 No. for Onion line 1 No. for onion line 1 No. for length grader line	Make : Stayfresh, Mumbai Frame/body-SS 304 L-300cm, W-69cm, H-190cm, Belt width-60 cm, Cleat pitch-25cm, cleat ht. 5cm.
15	Agitation washer wish dewatering elevator Qty 1 No.	Make : Stay fresh. Fabrication – SS 304 Demension: length 350cm width 120cm, height 200cm fitted with air blower, pump, spray nozzle, filtration chamber, SS dewatering wire belt Capacity 1.5-2.0 Tons/Hr.
16	Sponge dryer Qty. 1 No	Make : Stayfresh MS frame structure Contact parts SS-304 Sponge roll 60mm dia Shaft dia 300mm L-180cm W-130cm H-150cm

17	Roller inspection conveyor Qty. 2 Nos 1 No. for Potato line 1 No. for Onion line	Make : Stay fresh Dim: L-400cm W-80cm H-adjustable Structure-MS Contact Parts – SS304 PVC roller 56mm dia
18	Radial grader Qty. 2 Nos. 1 No. for Potato line 1 No. for Onion line	Make : Kerian, USA Dim : L-470mm W-160mm H-Adjustable number of X-belts-3 Nos. Width of belta-60cm Roller width : 120 cm Pitch of chain : 90cm Qty. of grades 3 + 1 over size Roller SS 304
19	Low height gravity Roller Conveyor 6 Nos	Make : Stayfresh MS frame Rollers SS304 Roller dia 5cm L-200cm W-52cm Height tapering from 45 to 30cm
20	Plastic Pallet Qty. 35 Nos	Make : Prince Size 120 x 100 x 15cm Load carrying capacity – 1 ton
21	Onion topper Qty. 1 Nos	Make : BMC Engg., New Zealand L-260cm W-95cm H-200cm Vibration motor – 2 Nos Sieves – 2 Nos
22	Tumbling & cascading Inspection conveyor with food grade belts Qty. 1 No.	Make : Stayfresh L-400cm W-95cm Belt width 80cm No. of belts – 2 No Stand – MS Contact parts SS304
23	Length grader Qty. - 1 No.	Make: Stayfreash, Grading: 0-20 waste 20-50, 60-80 oversize L-242 cm W-145 cm H-Adjustable Drive: Vibration motor Bed: SS 304 Frame - galvanized.
24	Chute for empty crates qty - 2 Nos	Received in dissembled condition. Shoot material SS

25	Bagging/filling/sealing Line Qty. - 1 No.	Make: "STAYFRESH"
26	Strapping machine Qty.-1 No.	Make: SWIFT PACK Speed - 1.6 sec/strap Strip width: 6-15 mm
27	Perforated Plastic Craters Qty. 3 Nos	Make: Prince Size: 600x400x175mm
28	Packing/working table Qty. 4 Nos	Make: Stay fresh, Details as per tender spcs. 2x1 Mx 0.75 M Ht. 3 Nos received.
29	Hydraulic Pallet Truck Qty. 4 Nos	Make: VOLTAS Details as per tender spcs.
30	DG set Qty. - 1 No.	Make: JACKSON Model: K"G-189WSV Engine: Kirloskar Engine water cooled. Alternator "KEC" (Kirloskar Electric Co.) Capacity 180 KVA 415 Vots at 50 Hz and 0.8 p.f. Acoustically enclosed
31	Reefer Truck Qty. 1-No.	Truck Model: TATA- 2515 Body builder: AEPPELIN MOBILE SYSTEM INDIA LTD., NOIDA Refrigeration unit: Carrier make/model OSIS-250/Capacity-1.5TR. Separate DG set for ref. unit Stand alone. Plugging provision
32	Reefer van (small) Qty. 1 No.	TATA 909 Ex 5 MT fitted with compressor of 2.6 kg/Sqcm friezing capacity.
33	RCCUG sump	70 KL capacity
34	OH tank	Syntax type tank 4 Nos. each of 5 KL capacity installed at roof top.

Appendix B

COVERING LETTER

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

Dear Sir,

**Sub: EOI Document for Operating, Managing & Maintaining
Intigerated Pack House for Fruits and Vegetables on Lease
Basis at Muhana (Jaipur)**

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 **EOI Document for Operating, Managing & Maintaining Intigerated Pack House for Fruits and Vegetables on Lease Basis** with the details as per the requirements of the tender for your evaluation.

Kindly refer to the above mentioned tender. Having examined notice inviting tender, tender documents, their terms and conditions, technical specifications/requirements, time schedule, scope of work, payment terms, etc., we have the pleasure in submitting our best competitive offer for the whole of the said work for the sum ascertained in accordance with the said conditions.

We are forwarding here with a sum of **Rs 25000/- (Rupees Twenty five thousand only)** in the form of DD as Earnest Money. We here by under take 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 of contract 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

**RAJASTHAN STATE AGRICULTURAL MARKETING BOARD, JAIPUR
FINANCIAL RESOURCES AND CAPABILITY**

Technical Bid

1. Bidders Profile :
2. Balance Sheets for last three years :
3. Name of Bidder
4. Total financial turnover achieved by the bidder in the same name and style in the last five financial years.

Year

Turnover

Note : Balance Sheet and Profit and Loss Accounts for the last five financial years should be Enclosed along with copy of Income Tax return submitted.

5. Total financial turnover projected in the current financial year.
6. Has the bidder ever been debarred from tendering for Central Government / any State Government/any Government undertaking ?
Yes/No, if yes give details :
7. Has the bidder ever been declared insolvent ?
Yes/No, if yes give details :
Name(s) and Branch(s) of bidder's Bankers
8. Export of agri-produce in last five years

S. No.	Name of Commodity	Year of Export	Quantity Exported	Destination of Export

9. Details of Litigation

S. No.	Name of Work	Client	Work Amount	Disputed Amount	Date of Raising dispute	Clause of Litigation

10. I/We promise to deposit a sum of Rs. 7.50 lacs as security within 7 days from the date of order issued for lessee out the Pack House situated in Muhana (Jaipur)

11. Detail of Earnest Money deposited.

A sum of Rs. 25000/- is forwarded herewith in the form of cash, Bank Draft, Bankers Cheque as earnest money. This amount of earnest money shall absolutely be forfeited by the administrator of RSAMB or his successor in office without prejudice to any other right or remedies, should I/We fail to commence the work specified within two month from the date of order issued.

I 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)

Appendix "D"

RAJASTHAN STATE AGRICULTURAL MARKETING BOARD, JAIPUR

Potential Assessment of Lessee

1. Name of Work : Operation, Maintenance and Management of Pack House located at Muhana (Jaipur) in the state of Rajasthan.

2. Name of Lessee :

Criteria

- (a) Experience in operation, maintenance and management of –
Sorting Facilities
Grading
Packing
Processing
Pre cooling facilities
Hydro cooling
Washing facilities
Cold storage facilities
Refer Van facilities
Export
Experience in any of these fields shall be certified by the competent authority/ department.

Availability of the required staff

SNo	Name of Facility	Staff Available				
		Name of Post	Qualification	Permanent	Temporary	In process
1	Sorting					
2	Grading					
3	Packing					
4	Processing					
5	Pre cooling					
6	Washin					
7	Cold storage					
8	Refer Van					
9	Export					

Litigation History :

Bidders should provide accurate information on any litigation or arbitration resume from execution of such by him over the last five years.

Documentation :

The bidder should furnish the following documents along with the Assessment Bid.

- (a) Information regarding financial resources and capability.
- (b) Information regarding works executed in the last five years.
- (c) Certificates from the concerned department in support and verification of the information furnished above.
- (d) Information regarding staff to be deployed.
- (e) Information regarding detail of Maximum value of grading / packing / processing / trade and export executed in any one year during the last five years taking into account the job in progress.
- (f) Information regarding existing commitments.
- (g) Information regarding details of litigation or arbitration.
- (h) List of staff to be deployed with qualification & experience.

Important :

- (a) The bidder must ensure that all the information required in the documents in furnished by him complete in all respects. He would not be allowed to withdraw any documents, or to rectify any information furnished therein, after submitting the bid.
- (b) In place of immediate availability of the certificates as mentioned. The bidder should give an affidavit that the "Information furnished is correction". If any information is found to be incorrect the offer of the bidder shall be rejected and action as per rules shall be taken.

Rejection of Bids :

- 1. The Department Reserves the right to reject any bid or to disqualify any or all the bidders, without assigning any reasons.
- 2. If a bid is not accompanied with the requisite documents or is not in accompanied with the receipt of earnest money, it would be liable for rejection.

Notice No. :

Issued to -----
 Address : -----

Signature of Bidder
 (With seal, wherever applicable)

Phone No. -----
 Issued On : -----
 Issued by : -----

FINANCIAL BID

RAJASTHAN STATE AGRICULTURE MARKETING BOARD, JAIPUR

Financial Bid

**A) Name of Work :Operation, Maintenance and Management of pack House
Located at Muhana (jaipur) in the state of Rajasthan.**

B) Name of Lessee:

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

**Secretary
RSAMB, Jaipur**

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

FORMAT FOR 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 pack house at Muhana(jaipur)

RSAMB, 'the Lessor' was allotted sq. metre land vide Govt. order No. F.7(36)Agri./Gr.-2/2005 dated 20.06.2006 and has created a fruits and vegetable pack house built in assistance with APEDA at Muhana (jaipur) with pre-cooling, cold rooms and grading and sorting equipments, along with one Reefer van (TATA 2515) and one Reefer van (TATA 909) etc, which it is interested to give on lease use. The facility has been created to boost exports of agriculture 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 agriculture 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 at Muhana(jaipur) for the purpose of operating the pack house 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 this 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 Pack House	Lease Charges (Payable)
		Monthly
1	Muhana (Jaipur)	

The lease amount shall be paid by 15th 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. 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 or before the taken over the charge of pack house, 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 have to bear all the expenses of maintenance of allotted Refeer vans. The lessee also have to make the payments like Road Tax, Insurance and other fee as well as Taxes imposed on these Refeer vans upto the entire future of lease by his own.
7. 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 of undertake an "Annual Maintenance Contract" with an experienced & capable technical person/firm for the maintenance of machines and equipments handed over by Lessor (Annex. – 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.
8. Lessee shall be required to maintain the building and premises including plants and lawn etc. and handover them in good and proper condition at the time of cessation of contact/agreement. .
9. Any additional equipment, accessories, if required, for operation at pack house 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.
10. The pack house 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 thereof would be imposed and realized from the lessee by the Lessor.

11. Training on the operation of pack house can be organized on chargeable basis by Lessee for the Exporters, Farmers, Management students etc., however the staff of RSAMB and exporters and farmers nominated by RSAMB would be given training free of cost.
12. Lessee shall keep the rates of processing (job work) 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 finalised in consultation with lessee.
13. Lessee would be responsible for deploying skilled and trained staff for successful operation, maintenance and management of pack house and all machinery comparable with world standard at its own cost.
14. 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..
15. 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 with in a weeks time from the date of taking over possession of the same.
16. The Lessee shall abide and comply all laws, byelaws, rules and regulations framed by local authority and other relevant government authorities.
17. The Lessee will pay house tax or any other tax levied by the Municipality, State or Central authorities or any other authority.
18. Lessee will keep the demised premises in good order and in proper condition and will undertake necessary minor repairs as and when required.
19. 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.
20. The lessee shall work in accordance with the conditions of MoU signed between RSAMB and APEDA. (enclosed as annexure).
21. The Assistant Engineer of the area having the pack house 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.
22. 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.
23. In case the working of the lessee is found to be unsatisfactory against the terms of the 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 authorised to cancel the Lease after giving a notice of 15 days.

24. Lessee shall be responsible for compliance with all statutory and safety norms.
25. 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.
26. 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.
27. Lessee will also submit the registration certificate of the firm before the execution lease agreement.
28. 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., Agriculture Department, Govt. of Rajasthan.
29. 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 this 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 :