

LETTER OF INTENT

FOR

LEASE OF COLD STORAGES

AT

CHAMPHAI AND VAIRENGTE, MIZORAM

NLUP IMPLEMENTING BOARD : MIZORAM; AIZAWL

.....

TERMS OF REFERENCE

(For Lease of Cold Storages)

SECTION-I

Introduction:

Development of Horticulture Sector and its produces is an integral part of NLUP Project highlighted in the Detailed Project Report (DPR) which has been approved by the Cabinet Committee on Economic Affairs (CCEA) of the Government of India.

Horticultural crops like Potato, Turmeric, Ginger, Squash, Passion fruit, Spices, M. Oranges, etc., are produced abundantly in the State every harvesting season. There is also a bright scope of market for these crops.

The State Government through Agriculture Department and Horticulture Department, built up three Cold Storages at Champhai and Vairengte to preserve Horticultural Crops for further marketing. The State Government has now bestowed the responsibility of the Cold Storages to NLUP Implementing Board right from the implementation of the project till today.

SECTION-II

Methodology:

NLUP Implementing Board, due to limited fund, lack of technical personnel and other infrastructural problems, decided to lease these Plants to capable Firm.

According to this, the Firm selected to lease the Plants will debit an **Annual Lease Fee** to the Govt. of Mizoram during the last month of every financial year. For this, the Firm should know the context and their capacity to run the Cold Storages before making their bid.

Specifically the job of the Firm, amongst others, would be as under:

- To collect harvest from the farmers in general and beneficiaries in particular.
- To motivate beneficiaries, farmers, etc and their level of confidence about the commitment of their Firm entrusted with lease programme.
- To create awareness amongst the farmers in general and beneficiaries in particular about the scope and potential of their project.
- To pay every amount of taxes, revenue, etc. as mentioned in the contract.
- To bring any proposal for extension of the units to the NLUP Implementing Board and implement only after approval of Government of Mizoram, Agriculture Department, is obtained by NLUP Implementing Board.
- To suggest modification and improvement of the agreement with a view to ensuring greater effectiveness.

SECTION-III

Information:

1. As per the DPR of NLUP Project, 28800 beneficiaries are expected to be assisted within 5 (five) years under Horticulture Sector and Rs. 28650.00 lakh have been earmarked for their assistance.
2. There are more than 11000 beneficiaries assisted under Horticulture Sector within the 1st Phase of NLUP.
3. Present information on Cold Storages under Tender are as below:
 - A. Cold Storage at Champhai.**
 - a) Location: Champhai, District Champhai, Mizoram. (200 kms from Aizawl)
 - b) Capacity: 1000MT having 5 chambers.
 - c) Designed for Storage of Potato, Ginger, Passion Fruit and Squash.
 - d) Present Condition : Functional
 - e) Power Supply: Main and stand by DG set available.
 - B. Cold Storage at Vairengte.**
 - a) Location: Vairengte, Kolasib District, Mizoram. (45 kms from Silchar on NH 54)
 - b) Capacity: 3500 MT having 9 chambers.
 - c) Design for storage of produces like Potato, Turmeric, Ginger, Dry Chilly and Squash (Chayote).
 - d) Present condition: Functional.
 - e) Power Supply: Main and stand by DG set available.
4. The period for Lease of these Cold Storages will be 1 (one) year from the date of signing of MOU and will be subject to revision after every twelve months. An agreement has to be made between the selected Firm and NLUP Implementing Board.
5. Any expenditure required to be incurred for repair, maintenance and operating of the Plants during the lease period has to be borne by the lessee Firm.

SECTION-IV

Evaluation:

In consonance with the seasons of harvesting and marketing scope of the produces, the Firm will evaluate the strategy for operation and lease of Cold Storage as follows:

- (i) To assess the timely delivery of inputs, pre and post harvest management within the State and access the output markets within the State in particular and outside the State in general.
- (ii) To assess to the extent to which they should pay taxes, royalties, revenues, etc as applicable to the Government of Mizoram.
- (iii) To assess their benefits by availing subsidies from the Government Sectors as per existing Policies.
- (iv) To ascertain the flow and utilisation of funds under their administration to avoid future loss of the Firm.

SECTION-V

TECHNICAL and FINANCIAL BIDS:

Technical Bid:

The Technical bids will be opened first and will be examined and evaluated by a Committee. The Financial bids of only those bidders, who will be found qualified in the evaluation, will be opened. Prescribed format for submission of Technical bid is at **Section-VI**.

Financial Bid:

The Financial bids will be opened in respect of only those bidders who are found qualified by a Committee in the evaluation. Bids of all other bidders who are found disqualified in the Technical Evaluation shall stand rejected and their Financial bids will be returned un-opened.

The Financial bid means the **Annual Lease Fee** to be borne by the Lessee Firm. The selected firms will have to remit their bid amount into Government Account through proper procedure by the first week of every related financial year in advance.

The Financial bid should be submitted as per format prescribed at **Section-VII**, separately from the Technical bid.

SECTION-VI
(Prescribed Format for submission of Technical Bid)

- A. Full Name and complete registered address of Firm** : _____
- B. Registration no., if any** : _____
- C. CIN, if any** : _____
- D. Remittance of EMD** : Amount: _____
- D.D. No. and date:** _____
- Name of Bank:** _____

Sl. No.	Information (All information are to be based in the field of operation of Cold Storage)	Tick where applicable	Remarks of the Firm
1	Establishment of the Firm:		
	a) More than 10 yrs		
	b) 5-9 yrs		
	c) Less than 5 yrs		
2	Experience of the Firm:		
	I: At National Level:		
	a) More than 10 yrs		
	b) 5-9 yrs		
	c) Less than 5 yrs		
	II: At State Level:		
	a) More than 10 yrs		
	b) 5-9 yrs		
	c) Less than 5 yrs		
3	Experience in Mizoram:		
	a) More than 10 yrs		
	b) 5-9 yrs		
	c) Less than 5 yrs		
4	Financial Transactions of the Firm: (For the last 3 yrs w.e.f 2014)		
	a) 20+ Lakh		
	b) 10-19 Lakh		
	c) 5-10 Lakh		
	d) Less than 5 Lakh		

Signature: _____

Designation: _____

Seal (if any): _____

SECTION-VII
(Prescribed Format for submission of Financial Bid)

Full Name and full/ complete

registered Address of Firm : _____

Registration No., if any : _____

CIN, if any : _____

Sl. No.	Location of Cold Storage	Bid amount in figure	Bid amount in words
1.	Champhai		
2.	Vairengte		
Total Bid amount			

Note:

1. Bid amount shall mean **Annual Lease Fee** to be paid annually by the bidding Firm for the lease of the Cold Storage.
2. In case, any variation of amount quoted in figure and in words is found the amount mentioned in words may be taken into account.

I/we have read all the instructions and necessary information written above, and understand the same and accordingly hereby submit my/our Financial Bid.

Place : _____

Signature : _____

Date : _____

Designation : _____

Seal (if any) : _____