**GOVERNMENT OF MIZORAM**

**DIRECTORATE OF AGRICULTURE**

**MIZORAM : AIZAWL– 796001**

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**NOTICE INVITING LETTER OF INTEND**

( For Lease of Cold Storages )

 On behalf of the Governor of Mizoram, sealed Tenders are invited by Director of Agriculture, Mizoram, Aizawl in prescribed forms from interested Firms, Societies, Individual Entrepreneurs and any interested person(s) for Lease - out of Cold Storages at Champhai and Vairengte. Sealed Tender should be submitted on or before the 09.04.2021 till 2:00 Pm and will be opened on the same day at 3:00 PM. Detailed Terms & Conditions and the Tender forms can be obtained on payment of Rs. 1,500/- ( non-refundable) from the Executive Engineer ( Agril. Engg.), Directorate of Agriculture, Aizawl during Office hours on all working days till 8.4.2021 up to 4:00 p.m.

 (Dr. H. SAITHANTLUANGA) Director of Agriculture

 Mizoram: Aizawl.

Memo No.D.19015/2/2016-NLUP Dated Aizawl, the 12th March 2021.

Copy to :-

1. The P.S to Hon’ble Minister, Agriculture Department for information.
2. The Under Secretary to the Govt. of Mizoram, Agriculture Department for information with reference to his No. J.11013/1/2020-AGR. Dt. 5th Feb. 2021
3. The Director, Information and Public Relations, Mizoram, Aizawl. She is requested to publish through 2 (two) local dailies for 3 (three) consecutive issues each.
4. The State Informatics Officer, NIC Mizoram, Aizawl with a request to upload in the e-Tender portal.
5. All District Agriculture Officers for information and for wide publicity.
6. Notice Board.

 Director of Agriculture

 Mizoram: Aizawl.

**TENDER DOCUMENT**

**FOR**

**LEASE OF COLD STORAGES**

**AT**

**CHAMPHAI & VAIRENGTE**

**MIZORAM**

**DIRECTORATE OF AGRICULTURE**

**MIZORAM : AIZAWL.**

**ANENEXURE - IV**

**TERMS AND CONDITIONS**

***(For Lease of Cold Storage)***

 The following Terms and Conditions are laid down for the interested Firms/ Societies/Individual entrepreneurs on Tender for Lease of Cold Storages at Champhai and Vairengte. The Bidding Firms are expected to go through all the points of the Terms and Conditions and to submit their bids separately for each cold storage only after acceptance of the contents of the Terms & conditions.

1. Preference will be given to the Firms who submit bid for the two Cold Storages. Bids must be submitted only as per the prescribed format at Section-VI and Section –VII of Terms of Reference.
2. Bid for Lease of Cold Storages must be prepared in two portions *viz* **Technical Bid and Financial Bid i**n separate sealed covered and to be submitted in one sealed cover. Firms should, where ever possible, enclose a photo copy of document to prove the information provided.
3. **Financial Bid shall mean Lease Fee** to be debited by the Firm for lease of Cold Storage. The amount should be debited annually in advance within first week of April of the related financial year by the Firm to the Govt. of Mizoram through proper procedures.
4. The words **‘TENDER FOR LEASE OF COLD STORAGES’** must be written on the front side of the sealed cover and name of the Bidding Firm at the back side of the sealed cover.
5. **The intending bidder shall submit Earnest Money Deposit of Rs. 1,00,000/-** only for each Cold Storage in favour of “Director of Agriculture (CH), Mizoram, Aizawl” **and** must be submitted along with the tender in separate cover. The earnest money submitted by the successful Bidder shall be adjusted at the time of making of security deposit as stated in the following para.

6. The successful Bidder/ Leasee has to make a **Security Deposit of Rs. 5,00,000/- (Rupees Five lakh)** only in case of Cold Storage at Vairengte and Rs**. 3,00,000/- (Rupees Three lakh )** only in case of Cold Strorage at Champhai to the Lessor before singing of the Memorandum of Understanding and the same will be refunded by the Lessor to the Lessee on expiry/termination of the agreement after deducting all arrear rent and any other dues that become payable by the Lessee to the Lessor including cost for repairing any of the assets to the same state of condition in which it was handed over to the Lessee.

7. **Earnest money & Security Deposit**

 Earnest money and Security Deposit should be submitted in favour of the Director of Agriculture (CH) Mizoram, Aizawl in any of the following forms.

1. Deposit-at-call from any Scheduled Bank
2. Banker’s Cheque
3. Demand Draft
4. Fixed Deposit Receipt in original.
5. The period of Lease will initially be for 5 (five) years starting from the date of signing Memorandum of Understanding (MoU) and will be subject to revision after every 5 years.
6. The intending Bidder shall have the right to inspect the Cold Storages before bidding with prior permission from the undersigned.The successful Bidder shall take over the Cold Storage **as is where is basis**.The Lease shall bear all the cost, whether Capital or Revenue in nature, from the date of taking over without any liability whatsoever on the part of the Leasor.
7. Damages of the Cold Storage due to the negligence on the part of the Lessee shall be borne by the Leassee.
8. Minimum Reserved Revenue per month for the Cold Storages is as follows subject to revision on every five years.
9. Vairengte Cold Storage : Rs. 50,000.00
10. Champhai Cold Storage : Rs. 30,000.00

.2/-

-2-

1. The successful Bidder/Leasee shall bear all the expenditure towards the initial repairing and servicing of the Plant to make it functional and there shall be no rental charges for the first 2 (Two) years from the date of handing over of the Plant to the successful Bidder.
2. Renewal of Agreement shall be subject to fulfillment of all the conditions.
3. The Lessor shall have the right to inspect the Cold Storages any time deemed fit and proper subject to prior intimation to the Lessee.
4. The agreement can be terminated by the Lessor at its sole discretion if the Lessee fails to make payment of the rent or any other charges applicable for 2 ( two) consecutive months.
5. On the expiry of the lease under the agreement the Lessee has to hand over the Cold Storage along with all the Plant and Machinery in the same state of condition in which it has been handed over to him subject to normal wear and tear on use.
6. The lessee shall be solely responsible and liable to all the expenses of running the business and the Lessor shall in no way be responsible or liable for any such expenses.
7. The Lessee has to use and utilize the cold storage only for the purpose for which it is constructed and no other activity can be carried out within the premises. The Lessee will not carry out any illegal, immoral or undesirable activity within the premises of the Cold Storage and in any such circumstances the agreement will be terminated forthwith and the Lessee has to pay to the Lessor any loss or claim that the Lessor has to bear.
8. The Lessee shall hand over the Cold storage on the expiry of the period of lease under the agreement if not renewed without any dispute or litigation whatsoever.
9. The decision of the Director of Agriculture will be final and he shall also have the right to cancel any bid or all the bids if found necessary in public interest.
10. Bids with conditions or conditional shall not qualify for any consideration.
11. Any correction made in the bid document must be initialed and stamped with his official seal by the person who signed and submitted bid documents.
12. Last date for submission of the Bid is on ………………………….. and the Tender will be opened on the same day at ………….. by the undersigned or any other Officer authorized by him.
13. Any modifications, in the bid documents other than the prescribed format if found at the time of opening of the bids or any day before selection of firm is finalized should be disqualified automatically.
14. The bidding Firms are expected to go through the Terms of Reference in detail. Bids must be submitted only after careful scrutiny and on unconditional acceptance of the terms and understanding the literature indicated thereon.
15. In connection with the Status of Cold Storages/Bidding process, details can be had from the Engineering Cell of the Directorate of Agriculture on all working days.
16. The Leassor will no way be responsible for any untoward incident so happened due to the leakage of Ammonia or any other that may happen in the Plant during the entire Lease period

**(Dr. H. SAITHATLUANGA)**

Director of Agriculture

Mizoram; Aizawl

….3/-

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**TERMS OF REFERENCE**

***(For Lease of Cold Storage)***

**SECTION – I**

**Introduction:**

Development of Agriculture & Horticulture Sector and its produces is an integral part of The Economy of Mizoram Farmers 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.

 During the year 2006-2007, the State Govt. through the then MIP/NIB, constructed two Cold Storages at Champhai & Vairengte to preserve Horticultural crops for further marketing. The State Government has now bestowed the responsibility of the Cold Storage to Agriculture Department since 1st April. 2020.

**SECTION - II**

**Methodology**

 Agriculture Department, due to limited fund, lack of technical personnel and other infrastructural problems, decided to lease these Cold Storage Plants to capable Firms/ Societies/Individual Entrepreneurs for a period of five years.

 According to this, the Firm selected for leasing the Plant will debit an **Annual Lease Fee** to the Govt. of Mizoram during the last month of every financial year *i.e.* the month of March. For this, the Firms 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, 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 Department of Agriculture (CH) and implement only after approval of Govt. of Mizoram, Agriculture Department is obtained.
* To suggest modification an improvement of the agreement with a view to ensuring greater effectiveness.

*………4/-*

*-4-*

***SECTION – III***

**Information :**

1. **Present information on Cold Storages under Tender are as below :**
2. **Cold Storage at Champhai**
3. Location : Champhai, District Champhai, Mizoram. ( 200 kms from Aizawl)
4. Capacity : 1000 MT having 5 chambers.
5. Designed for Storage of Potato, Ginger, Passion Fruit and Squash
6. Present Condition : Non-Functional
7. Power supply : Main and stand by DG set available
8. **Cold Storage at Vairengte**
9. Location : Vairengte, Kolasib District, Mizoram ( 45 kms from Silchar on NH54)
10. Capacity : 3500 MT having 9 chambers.
11. Designed for Storage of produce like Potato, Turmeric, Ginger, Dry Chilly and Squash ( Chayote)
12. Present Condition : Non-Functional
13. Power supply : Main and stand by DG set available
14. The period for Lease of these Cold Storages will be 5 ( five) years for which **years** will mean a financial year. An agreement has to be made between the selected Firm and the Director of Agriculture, Govt. of Mizoram, Aizawl.
15. Any expenditure required to be incurred for repair, maintenance and operating of the Plants during the lease period has to be borne by the selected lessee/Firm.

…..5/-

*-5-*

**SECTION – IV**

**EVALUATION :**

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

1. 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.
2. To assess to the extent to which they should pay taxes, royalties, revenues, etc. as applicable to the Govt. of Mizoram.
3. To assess their benefits by availing subsidies from the Govt. Sectors as per existing Policies
4. To ascertain the flow and utilization 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, 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 Technical bids will be opened, 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 S**ection-VI.**

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 Govt. 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.

…..6/-

*-6-*

**SECTION – VI**

**(Prescribed Format for submission of Technical Bid)**

1. **Full Name and complete**

**registered address of Firm : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **Registration no., if any : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
2. **CIN, if any : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
3. **GST Regn. No. : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
4. **Remittance of EMD : Amount : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **D.D No. 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:** |  |  |
|  | 1. More than 10 yrs
 |  |  |
|  | 1. 5-9 yrs
 |  |  |
|  | 1. Less than 5 yrs
 |  |  |
| **2.** | **Experience of the Firm :** |
|  | I: At National Level : |
|  | 1. More than 10 yrs
 |  |  |
|  | 1. 5-9 yrs
 |  |  |
|  | 1. Less than 5 yrs
 |  |  |
|  | II: At State Level : |  |  |
|  | 1. More than 10 yrs
 |  |  |
|  | 1. 5-9 yrs
 |  |  |
|  | 1. Less than 5 yrs
 |  |  |
| **3.** | **Experience in Mizoram :** |  |  |
|  | 1. More than 10 yrs
 |  |  |
|  | 1. 5-9 yrs
 |  |  |
|  | 1. Less than 5 yrs
 |  |  |
| **4.** | **Financial Transactions of the Firm : (For the last 3yrs. W.e.f 2009)** |
|  | 1. 20 + Lakh
 |  |  |
|  | 1. 10 – 19 Lakh
 |  |  |
|  | 1. 5 – 10 Lakh
 |  |  |
|  | 1. Less than 5 Lakh
 |  |  |

 Signature : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Designation : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seal (if any) : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*...7/-*

*-7-*

**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 : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**GST Regn. No. : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl.****No** | **Information 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) : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*……8/-*

*-8-*

**Score Sheet for Technical Evaluation:**

(Bold numeric indicates points carried by each category)

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl. No.** | **Information****(All information are to be based in the field of operation of Cold Storage)** | **Point carried** | **Point scored** |
| **1.** | **Establishment of the Firm:** |  |  |
|  | 1. More than 10 yrs
 | **10** |  |
|  | 1. 5-9 yrs
 | **8** |  |
|  | 1. Less than 5 yrs
 | **5** |  |
| **2.** | **Experience of the Firm :** |  |  |
|  | ***I: At National Level :*** |  |  |
|  | 1. More than 10 yrs
 | **10** |  |
|  | 1. 5-9 yrs
 | **8** |  |
|  | 1. Less than 5 yrs
 | **5** |  |
|  | ***II: At State Level :*** |  |  |
|  | 1. More than 10 yrs
 | **10** |  |
|  | 1. 5-9 yrs
 | **8** |  |
|  | 1. Less than 5 yrs
 | **5** |  |
| **3.** | **Experience in Mizoram :** |  |  |
|  | 1. More than 10 yrs
 | **10** |  |
|  | 1. 5-9 yrs
 | **8** |  |
|  | 1. Less than 5 yrs
 | **5** |  |
| **4.** | **Financial Transactions of the Firm :** (For the last 3yrs. W.e.f 2009) |
|  | 1. More than 20 Lakh
 | **10** |  |
|  | 1. 10 – 19 Lakh
 | **8** |  |
|  | 1. 5 – 10 Lakh
 | **5** |  |
|  | 1. Less than 5 Lakh
 | **3** |  |
| **TOTAL POINT SCORED** |  |  |

**Annexure - V**

**Brief report Storage Plant at Vairengte and Champhai**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl/No.** | **Description** | **Vairengte** | **Champhai** |
|  | Total Project Cost | Rs. 575.00 lakh | 340.00 lakh |
|  | Sources of funding | Rs 500.00 lakh from NABARD (loan) and Rs 75.00 lakhs from MIP | Rs 340.00 lakh from APEDA |
|  | Date of Commissioning | 09.05.2007 | 2010 |
| 4 | Capacity | 3500 MT | 1. MT
 |
| 5. | No. of Cold Chambers | 9 (Nine) | 1. (five)
 |
| 6. | Commodities which can be stored | Potato, Ginger, Dry Chilies, Turmeric, Squash/Passion Fruit | Potato, Ginger, Dry Chilies, Passion Fruit/ Squash, Grapes. |
| 7. | Present Condition | Non - functional | Non- functional |

**The following repairing renovation are required :-**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl/No.** | **Particulars** | **Vairengte** | **Champhai** |
| 1. | Servicing of Compressor & DG Set | $$√$$ | $$√$$ |
| 2. | Changing of Safety Valve | $$√$$ | $$√$$ |
| 3. | Supply of Compressor Oil, New Battery for DG Set, HSD etc. | $$√$$ | $$√$$ |
| 4. | Painting of all Pipe lines, Buildings etc. | $$√$$ | $$√$$ |
| 5. | Changing of Cold Chamber wooden rack | 50% | 50% |
| 6. | Supplying & fitting of Ceiling Fan | 38 Nos | 38 Nos |
| 7. | Compressor head, Piston & Gasket changing | X | $$√$$ |
| 8. | Supply of DG Set Dynamo | X | $$√$$ |
| 9. | Repairing of Cool Chamber Wall plastering etc. | $$√$$ | $$√$$ |
| 10. | Repairing of Internal Electrification & Earthing complete. | $$√$$ | $$√$$ |