

# **Bihar State Milk Co-Operative Federation Limited**

DAIRY DEVELOPMENT COMPLEX, P.O. - BIHAR VETEINARY COLLEGE,  
PATNA-800014(BIHAR)

Phone No- 2224083,2228953,2228347,2220387, Fax No-0612-2228306

E-Mail: [engineeringcomfedpatna@gmail.com](mailto:engineeringcomfedpatna@gmail.com), Website: [www.sudha.coop](http://www.sudha.coop)

COMFED:ENGG:579:VOL-III(A): 21

DATE: 03.01.2020

## **TENDER NOTICE CUM INVITATION FOR LEASE OUT OF BIHARSHAIRF/HAJIPUR NEERA PLANT AND EQUIPMENT FOR A CONTRACT PERIOD OF 1<sup>st</sup> JULY 2020 TO 28<sup>th</sup> FEB 2021**

1.	Name of Tender	Lease out of Biharsharif/Hajipur Neera Plant
2.	Lease out Period	1 <sup>st</sup> July 2020 to 28 <sup>th</sup> Feb 2021
3.	Cost of Tender (in form of DD)	₹100 for each location (non-refundable)
4.	EMD (In form of DD)	₹10,000 for each location (Refundable)
5.	Tender issue date	10 <sup>th</sup> Jan 20 on "www.sudha.coop"
6.	Period of downloading of tender document	10-01-2020 from 9:30 am to 13-03-2020 till 5:30 pm from "www.sudha.coop"
7.	Date of Pre-bid Meeting	1 <sup>st</sup> Feb 2020 at 11:00 am at COMFED Hqr., Patna
8.	Last date & time of receipt of tender	16 <sup>th</sup> March 2020 till 5:30 pm at "Bihar State Milk Co-Operative Federation Ltd. Dairy Development Complex, P.O. Bihar Veterinary College Patna -800014 (Bihar)" through registered Post/ Courier.
9.	Date and Time of opening of tender	17 <sup>th</sup> March 2020 at 3:00 pm at COMFED, Hqr., Patna

1. Bidder may participate for single location or for both location (separate cost of tender & EMD is to be submitted for each location).
2. Envelope should be superscribe "lease out tender of plant and equipments for a contract period from 1<sup>st</sup> July 2020 to 28<sup>th</sup> Feb 2021 for Hajipur/Biharsharif Neera Plant".
3. DD to be made in the name of "Bihar State Milk Co-Operative Federation Ltd". payable at Patna.
4. In case of public Holiday falling on the day of pre-bid /opening, same will be conducted/ opened on next working day.
5. The undersigned reserves the right to reject any or all tenders without assigning any reason

**Managing Director**

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## TENDER DOCUMENT FOR LEASING OUT OF BIHARSHARIF/HAJIPUR NEERA PLANT.

Sr. No	Particular	Information to be filled by bidder
01	Name of the Bidder	
02	Complete address of the bidder along with Telephone number/Mobile number/ E. Mail/Fax if any.	
03	PAN of the bidder	
04	Past experience of the bidder	
05	Business Turn over of the Tenderer during last three years. (Attach /submit supporting document)	
06	Detail of Earnest Money deposit(EMD) by the Tenderer (DD No. _____ Dated _____)	
07	Detail of business to be carried out by bidder in the existing plant to be leased out	To attached detail in separate sheet.
08	Rate offered by the Tenderer (Rs..per month) (excluding Taxes)	

I /We agree to abide by the terms and conditions stipulated by COMFED in the tender document for hiring of Biharsharif/ Hajipur Neera Plant.

Signature of the Bidder

Date:

Place:

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## **TERMS AND CODITIONS OF THE TENDER**

1. Tenders are to be submitted in prescribed proforma at Bihar State Milk Co-operative Federation Ltd (COMFED), Dairy Development Complex, P.O – Bihar Veteinary College, Patna – 800014
2. The period of rent for Biharsharif/Hajipur Neera Plant shall be for the period of 1<sup>st</sup> July 2020 to 28<sup>th</sup> Feb 2021 and thereafter the party will have to vacate the premises.
3. The period of rent will start form the date of contract awarded to the party.
4. All equipments/machineries listed in “Annexure – I” for Biharsharif Neera Plant and “Annexure –II ” for Hajipur Neera Plant are in working condition. After completion of contract period, returning the plant machineries and building in original condition (handed over condition) will be sole responsibility of the party to whom contract is awarded. The rent from the party will be charged on monthly basis. Contact person for respective Neera Plants are :- (a) Hajipur Neera Plant – Mr. S.K Verma – 6204381010 (b) Biharsharif Neera Plant – Mr. P.K Sinha - 9473199911
5. The earnest money of Rs. 10,000.00 will be deposited by the party by way of demand draft in favour of the Bihar State Milk Co-operative Federation Ltd payable at Patna. The Earnest Money deposited will be returned immediately after submission of security amount by successful bidder (separate EMD for each location, if applied).
6. The successful bidder will have to deposit the sum of Rs.20.00 lacs as security deposit/ guarantee within 15 days of award of order valid for a period of one years from the date of order but before the premises/ warehouse is handed over to them. No interest on security deposit will be paid by COMFED. The security will be refunded to the party only after the successful completion of lease out period + safety period of 4 months i.e 01 years. In case party fails to handover the plant machineries and building in original condition (Handover condition), same will be rectified/repared by COMFED, the cost (as per actual + Penalty@15% of actual cost) of which will be deducted from the security deposit. In case the party fails to vacate the premises after lease out period, COMFED will be entitled to take possession of the demised premises.
7. The party shall pay the agreed amount of rent to COMFED in advance through Bank draft/ NEFT on or before 7th day of each month for which it is due during the period of tenancy. In case, the agreed rent is paid after the due date, the party shall be liable to pay interest @ 15% p.a. for the period so delayed.
8. Security of plant machineries /building/ any item inside premises after award of contract will be sole responsibility of party to whom contract is awarded.
9. In case of default in payment of the monthly rent or part thereof for consecutive three months, the party shall be liable for eviction immediately and COMFED will be entitled to take possession of the demised premises. The party shall also be liable to pay interest @ 15%p.a for the period of default in payment of the agreement.
10. The other charges like electricity, water, telephone and insurance charges etc. shall be borne by the party itself.
11. The property tax of the premises if any shall be paid by COMFED However all other taxes shall be borne by the party.

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12. The service tax as applicable will be paid by the party in addition to fixed rent.
13. The party shall in no case sub-let a part or whole of the premises to any other party.
14. The lessee will be responsible for obtaining all licenses/all consents( required for running of plant ) from the concern statutory bodies.
15. The party shall not avail the loan facility by way of mortgage/pledge of the above premises against the lease out agreement with COMFED from any person, bank, financial institution under any circumstance .
16. The party will not alter or amend the present plant machineries, building structure and premises structure of Biharsharif/Hajipur Neera Plant and the party shall be responsible for the maintenance of the plant machineries and premises and other fixture in full i.e day to day maintenance and all major maintenance. Any loss or damaged caused to the property shall be made good from the party else same will be repaired/rectified by COMFED, the amount of which (as per actual expense + penalty@ 50% of actual cost) will be deducted from the security deposit.
17. The Lessor/Lessee can get vacated or vacate the premises by giving 01 month notice.
18. The party shall execute a tripartite agreement with Industries Dept, Bihar, COMFED and party within a period of one month from the date of issue of acceptance letter by COMFED to the successful bidder and all the expenses for the execution of lease agreement shall be borne by the party.
19. The bidder is required to submit his turn over during last three years. Annual turnover of minimum 1 Cr is mandatory for qualifying in technical part of the bid.
20. COMFED reserve the right to negotiate the rent with the highest bidder.
21. The Managing Director, COMFED reserve the right to reject/accept any tender without assigning any reason.
22. The validity of the offer of bidder will be 6 months from the date of tender.
23. Bidder quoting highest rate (excluding taxes) will be considered H1 and first preference will be given to H1 for awarding the contract.
24. In case of any differences of dispute arising out of this tender between the parties, the same will be referred to a sole arbitrator with mutual consent of the parties. The arbitration proceedings shall be conducted on accordance with the provisions of arbitration and conciliation act 1996.

The court at Patna alone shall have exclusive jurisdiction.

(Signature of the Bidder)

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## **ANNEXURE - I**

<b>LIST OF PLANT AND MACHINERY AT BIHARSHARIF NEERA PLANT.</b>		
<b>SL. NO.</b>	<b>ITEM DESCRIPTION</b>	<b>QTY.</b>
1	Can tipping Bar	<b>1 no.</b>
2	SS Dump Tank, 500 Ltr.	<b>1 no.</b>
3	Product Transfer Pump (500 Kg/Hr)	<b>1 no.</b>
4	Inline Filter	<b>2 nos.</b>
5	Automatic high speed industrial Centrifuge 8000 RPM- 1200 liter/hr capacity	<b>1 no.</b>
6	Clarifire for clarification of Jaggery	<b>1 no.</b>
7	SS insulated storage tank, 2.5 KL	<b>2 no.</b>
8	Micro filter	<b>1 no.</b>
9	<b>Chilling unit</b> (Compact Neera chilling unit cap-10TR with plate chiller of 500 lts/hr. capacity to cool treated juice to 2 deg. C from 35 deg. C by using chilled Glycol. Heat transfer plate SS 304 assembled on common fixed frame.	<b>1 set</b>
10	SS Storage Tanks, 5KL	<b>1 no.</b>
11	Steam boiler /generator 500- 600 kg/cm <sup>2</sup> , Non IBR Grade (oil Fired), PRS station with steam pipes, valves, fittings with insulation & clading.	<b>1 set</b>
12	Vacuum evaporator unit with Centrifuse,Seiving machine Pulverizer, drier,suitable for the production of refined jaggery powder	<b>1 Lot</b>
13	SS Transfer pumps, cap. - 2KL	<b>02 nos.</b>
14	Walk in type Cold Store ,cap-10 KL	<b>01 set</b>
15	Steam jacketed SS Pan cap 120 liters for making farm Jaggery (complete all accessories)	<b>02 sets</b>
16	Water softening plant 2 KL	<b>1 set</b>
17	Air Compressor non -lubricating & reciprocating type	<b>1 no.</b>
18	Semi Automatic pet/glass bottle cleaning,filling,conveying, capping and sleeving machine for Neera -Range 200 m, 300 ml-1000 ml 5000 bottle per hr capacity	<b>1 set</b>
19	Cap sealing machine for PP bottle for neera	
20	Batch coding machine -200 impression per minute	<b>1 set</b>
21	Pouch filling machine for palm sugar,7000 PPH, 5 grm	<b>1 set</b>
22	Electric panel with connections	<b>1 set</b>
23	DG sets of 250 KVA capacity, silent type ,Make - Kirloskar Green	<b>1 set</b>
24	Main MCC panel with capacitor bank	<b>01 set</b>
25	Ice Plant, 10 TR capacity	<b>1 set</b>
26	Vaccum Pack machine	<b>1 no.</b>
27	Neera Pasteurizer 2000 LPH with 7 min. holding	<b>1 set</b>

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## **ANNEXURE - II**

<b>LIST OF PLANT AND MACHINERY AT HAJIPUR NEERA PLANT.</b>		
<b>SL. NO.</b>	<b>ITEM DESCRIPTION</b>	<b>QTY.</b>
1	Can tipping Bar	<b>1 no.</b>
2	SS Dump Tank, 500 Ltr.	<b>1 no.</b>
3	Product Transfer Pump (500 Kg/Hr)	<b>1 no.</b>
4	Inline Filter	<b>2 nos.</b>
5	Automatic high speed industrial Centrifuge 8000 RPM- 1200 liter/hr capacity	<b>1 no.</b>
6	Clarifire suitable for clarification of Jaggery	<b>1 no.</b>
7	SS insulated storage tank, 2.5 KL	<b>2 no.</b>
8	Micro filter	<b>1 no.</b>
9	<b>Chilling unit</b> (Compact Neera chilling unit cap-10TR with plate chiller of 500 lts/hr. capacity to cool treated juice to 2 deg. C from 35 deg. C by using chilled Glycol. Heat transfer plate SS 304 assembled on common fixed frame).	<b>1 set</b>
10	SS Storage Tanks, 5KL	<b>1 no.</b>
11	Steam boiler /generator 500- 600 kg/cm <sup>2</sup> , Non IBR Grade (oil Fired) complete with PRS station with steam pipes, valves, fittings with insulation & clading	<b>1 set</b>
12	SS Transfer pumps, cap. - 2KL	<b>02 nos.</b>
13	Walk in type Cold Store ,cap-10 KL	<b>01 set</b>
14	Steam jacketed SS Pan cap 120 liters for making farm Jaggery (complete all accessories)	<b>02 sets</b>
15	Water softening plant 2 KL	<b>1 set</b>
16	Air Compressor non -lubricating & reciprocating type	<b>1 no.</b>
17	Semi Automatic pet/glass bottle cleaning,filling,conveying, capping and sleeving machine for Neera -Range 200 m, 300 ml-1000 ml 5000 bottle per hr capacity	<b>1 set</b>
18	Cap sealing machine for PP bottle for neera	<b>01 set</b>
19	Batch coding machine -200 impression per minute	<b>1 set</b>
20	DG sets of 250 KVA capacity, silent type ,Make - Kirloskar Green	<b>1 set</b>
21	Main MCC panel with capacitor bank	<b>01 set</b>
22	Vacuum evaporator unit with Centrifuse,Seiving machine Pulverizer, drier,suitable for the production of refined jaggery powder	<b>1 Lot</b>
23	Pouch filling machine for palm sugar,7000 PPH, 5 grm	<b>1 set</b>
24	Vaccum Pack machine, Double chamber	<b>1 no.</b>
25	Neera Pasteurizer 500 LPH with 7 min. holding.	<b>1 set</b>