



Telangana State Co-operative Marketing Federation Ltd.,

5-2-68, 3RD FLOOR, MAHATMA GANDHI MARKFED BHAVAN, JAMBAGH, HYDERABAD-500095

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Dt. .02.2019

TENDER SCHEDULE

TSMARKFED has a modernised Cotton Ginning & Pressing unit at Adilabad with a daily capacity of 400 bales. TSMARKFED is inviting expression of interest in sealed tenders from experienced organisations, for taking this plant on lease.

Available infrastructure at plant

Civil structures

- Raw cotton CC platform
- Seed storing godown 6,000 sft

Main Machinery equipment

Sl. no.	Item description
1	Tractor Hopper Feeder Suitable to feed directly to Seed Cotton Suction System
2	Power Distribution System suitable for Tractor Hopper Feeder comprising of electrical Pannel, Cables, Earthing, etc.
3	Seed Cotton Suction System from Tractor Hopper Feeder to Pre-cleaner Suitable for Tractor Hopper Feeder
4	Seed Cotton Pre-Cleaner
5	Hopper Feeder to feed Seed Cotton to Inclined belt conveyor
6	Seed Cotton Inclined Belt Conveyer (1000mm)
7	Seed Cotton Overhead Horizontal Belt Conveyor (1000mm)
8	Central Trolley System (1200mm)
9	Auto-Feeders Suitable for D.R. Gin Machine Moder JUMBO – 58
10	JADHAO DELUXE D.R. Gin Machine Model JUMBO – 58
11	Intermittent Lint Bottom Suction System (LBSS)
12	Lint Cleaner Super Step type
13	Lint Suction System
14	Lint Slopper for Press
15	Fire Detection & Diverter System
16	Dust Compactor
17	JADHAO Automatic Baling Press "ESTEEM AX Model"

18	PLC Operated Automatic Bale Carrying, Bagging & Weighing System;
19	Cotton Seed Line Conveyor
20	Cotton Seed Cross screw Conveyor
21	Bucket Elevator Belt Type
22	O/H Seed Screw Conveyor
23	Tractor Attachment for Handling Seed Cotton
24	Electric control Panel System suitable for 48 DR Gin Machine Plant
25	Main Power Control Centre (PCC) for power distribution from the D/G set to Euroline MCC 24A - 48 DR & Euroline MCC 24B - 48 DR
26	Power Factor Improvement (PFI) Panel
27	Euroline MCC 24A - 48 DR
28	Euroline MCC 24A - 48 DR
29	30 Kva Generator
30	John Deere 5310 model Tractor bull attachment
31	Fire fighting system with fire hydrants all-round the plant

Terms and conditions : Lessee

- Interested firms have to take the plant on lease basis in as is where is basis with all the infrastructure, machinery facilities and available vehicles.
- The firm bidding for this tender should have a minimum 3 years only extendable and experience in the cotton ginning & pressing business activity with an average turnover of Rs. 5 crores.
- A fresh bidder may also apply for the bid provided he should be doing business for 5 years (any their line of activity with minimum average turnover of Rs. 10 Lakhs)
- Initially the lease period will be for a period of three years only extendable.
- The lease period can be extended on mutual agreed terms and conditions.
- The lease agreement will be renewed after every 11 months 25 days period and the rent will be enhanced by 10% during this renewal.
- The LESSOR nor the LESSEE shall have any right to terminate the Lease Deed during the period of lease, except for the reasons stated in under force majeure clause. After the lease period is completed, the lease can be terminated by either Party at any time by giving three months' notice in writing to the other Party.
- Proportionate water charges, and property taxes as per the actual to be paid by the Lessee against Bill / Notice received from the Lessor.
- The LESSEE shall pay the Electricity charges and other charges levied by the TSCPDCL.

10. The lease rent will be paid after standard deduction of TDS as per the norms, as applicable.
11. The service tax /GST shall be borne by the lessee, as applicable.
12. The monthly lease amount shall be enhanced by 10.00 (Ten) % over and above the amount of Lease Rent of the previous year of the lease. This enhancement commence from the beginning of second year of lease onwards i.e. every year.
13. The LESSEE shall pay the monthly Lease Rent to the LESSOR in advance on or before 5th day of the (every) calendar month.
14. The LESSEE shall keep the Premises in good condition, its adjuncts, fixtures and fittings in good shape and will not cause any damage or harm to them. Any damage caused shall be made good by the LESSEE at its own cost.
15. The LESSEE shall not use the Premises on lease for any activity which is not legal and which may cause harm to the name and fame of TSMARKFED (or) which may directly or indirectly cause harm to the property and fame of the TSMARKFED.
16. The Lessee should carry only the business of Cotton Ginning and pressing and no other activity should be carried out in the said premises.
17. The LESSEE shall not sub-let the said Premises or any part of it to anybody.
18. The LESSEE shall not make any addition or alteration to the said Premises without written consent of the LESSOR in advance. Any such alteration or addition made by the LESSEE with the permission of the LESSOR shall be done at the former's cost to the satisfaction of the LESSOR.
19. The LESSEE shall set-up and install such machines, equipments, furniture and fixtures, air conditioners, DG Sets, counters and other fittings and decorations at its own costs as it may require to carry on its business activities(The machinery setup should not harm the strength of the structure) but before installing the Lessee must take the prior approval of the Lessor in writing.
20. The LESSEE shall employ its own personnel, security personnel (on 24X7 basis), contractors and agents for its business at its own cost. The LESSEE shall be free to observe its own working hours and holidays during the lease period, subject to the laws , rules & regulations of the concerned statutory authorities.

21. The lessee shall maintain the leased premises along with all machinery, Generator, compressors, structures, fixtures, vehicles and other items which are part of lease in good conditions.
22. On expiry of lease period The Lessee shall yield and deliver peaceful vacant possession of all the items which are part of lease in good working conditions. Any damage to any of these items should be made good by the Lessee on its own cost.
23. While returning the security deposit, if any damage is observed to any of the machinery, Generator, compressors, fixtures, structures, or any items which are part of lease dead, the security deposit will not be returned to the Lessee till the damage is rectified.
24. After completion of the lease period due expiry of the agreement period or if the Lessee cancels the lease agreement due to any dispute with the Lessor, the security deposit will be returned to Lessee only after 60 days. And before releasing the security deposit, the Lessee has to handing over of the plant along with all its machinery, Generator, compressors, fixtures, structures, or any items which are part of lease dead, in good condition to Lessor
25. On the expiration of lease period, the LESSEE shall yield and deliver peaceful vacant possession of the Premises to the LESSOR in its entirety together with all improvements, if any done there to by the LESSEE with out any claim for compensation or otherwise on any account what so ever. (LESSEE shall not claim for compensation on the improvements made which can not be detachable). The lessee shall remove at its cost the equipments, machines, furniture etc., as specified in this agreement and which is detachable.
26. The LESSEE shall allow the LESSOR or its authorized representatives, etc., to enter and inspect the Premises at all reasonable hours and to leave notice as to the defects, if any.
27. The LESSEE shall neither carry nor allow anybody else to carry on any illegal, offensive, prohibited or immoral activity or manufacturing or business or trade in the leased out Premises, including power theft or pilferage.
28. The LESSEE shall display its signage only at the space assigned by LESSOR. However the LESSEE is free to display and put notice board, posters inside the leased space as per requirement.
29. The lease Deed is extendable for such further period, and upon such terms and conditions as mutually agreed to between both the Parties.
30. Insurance: The Lessee has to Insure the plant structures and machinery and manpower against any fire, accident or damage due to any reason.

31. The Lessee will take the entire responsibility of the man power working in the plant and the Lessee will settle any expenditures or claims that may raise due to any accident to any person or machinery, structure, etc.
32. The Lessee is only responsible for statutory payments of manpower working in this plant and Lessee shall keep record of statutory payments of their manpower like PF, ESI, etc., and Lessee shall produce any of such records as demanded by TSMARKFED or any statutory authority.
33. The lessee must ensure the safety of the plant structures, machinery, items, manpower from fire accidents. If any damage occurs due to any accidents including fire, the Lessee will take the entire responsibility of losses that may occur due to these accidents.
34. During any accidents including fire accidents, if any damage happens to Manpower, the Lessee is only responsible for settling any claims or expenditure that may raise due to these accidents
35. The Lessee is sole responsible for any statutory liability which is arising out of the search/seizure operations of any statutory body.
36. The Lessee should not approach any bank or financial institute or any other source for obtaining any secured / unsecured loan by pledging the property of the unit.
37. The Lessee is wholly responsible for any statutory liability arising out of the above said agreement.
38. The Lessee should submit a self declaration ad a certificate stating thar the statutory disputes if any (prosecution proceedings) (In income Tax, GST, VAT, Sales Tax, Central Exice, Customs, FERA, SEBI and any other laws)

Terms & Conditions :Lessor

1. The LESSOR is entitled to charge interest @ 1.5% per month or part thereof for the delayed payment of Lease rent. This clause does not entitle the LESSEE to make delayed payments.
2. In case of failure of payment of rentals, the LESSOR has lien over the movables/immovable properties of the LESSEE.
3. The LESSOR shall have the right to cancel this Lease Deed if the LESSEE fails to pay the monthly Lease Rent in time or for violating any of the terms and conditions of the lease. The LESSOR shall also have the right to forfeit the Security deposit besides recovering damages, if any.

4. The Lessor is not responsible for any claims or expenditure that may arise due to any accidents that may happen to manpower working in the premises. Lessee is only responsible for such claims or expenditure

Base price for quoting

The base price for quoting the Lease rates is Rs. 8,00,000 PER MONTH, the tenders with over and above this rate will only be considered

EMD

Each tender must be submitted along with an EMD of Rs. 5,00,000 in the form of a DD drawn in favor of TSMARKFED drawn in any nationalised banks. Tenders submitted without EMD will be rejected.

Purchase Tender Form from Office or download the tender schedule from web site duly enclosing 5000 DD in the favor of TS MARKFED Payable at Hyderabad if fails to enclose tender will be rejected.

Security Deposit

The successful tenderer has to deposit an amount equal to the rent of six months or Rs. 100,00,000, whichever is more with TSMARKFED towards security deposit. This amount will be returned to Lessee after adjusting any payable amounts of lessee to Lessor. No interest will be paid by the TSMARKFED on the security deposit.

Force Majeure

Upon the occurrence of any of the force majeure events like riots, flood, earthquake, storm, terrorist activities, war, Act of God, which results in closure of business of the LESSOR & LESSEE from the Premises such time as the force majeure event shall continue, nor shall any lock-in-period, if applicable be applied against the LESSEE and LESSOR.

Arbitration Any question of dispute or differences arising under these presents or in connection there with (except in any matter the decision of which is specially provided for by these presents) the same shall be referred to the sole arbitration of an officer appointed to be the arbitrator by the Commissioner for Co-operation and Registrar of Co-operative Societies, Govt of Telangana.

39. **Registration**

Any Stamp duty, registration charges statutorily payable to the government or local Authorities, on this Lease Deed, shall be borne by Lessee.

Terms & Conditions

1. It is desirable that the bidder must have hands on experience in the cotton ginning & pressing business, with any Government or any Government undertaking, Cooperative departments. The bidder with this experience will be given preference.
2. Tender must be accompanied by EMD of Rs.10,00,000 Drawn in favour of TSMARKFED on any nationalised bank.
3. The bidder must produce attested copies of
 - a. Firm registration
 - b. GST Registration
 - c. Latest VAT/GST returns
 - d. Latest IT returns
 - e. Turnover statements on cotton ginning & pressing business for the past two years
 - f. Proof of raw cotton ginning & pressing business like latest order copies / invoice copies for the past two years
4. The EMD of the successful bidder will be adjusted towards the security deposit.
5. The successful bidder must submit a security deposit of Rs.100,00,000, in the form of a demand draft, drawn in any nationalised bank. This amount will be returned to the bidder after successful completion of the project
6. The successful bidder must execute the lease agreement with TSMARKFED as per the terms and conditions specified by the TSMARKFED
7. T.S MARKFED holds the right to accept or reject all or any of the tenders/ bids without assigning any reason.
8. T.S MARKFED reserves the right to postpone the date, receipt of tender or auction without assigning any reason.
9. All the papers must be signed by the bidder
10. All disputes that may be arising due to this contract is in the jurisdiction of Hyderabad

MANAGING DIRECTOR

TS MARKFED

Checklist of enclosures to be submitted by the bidder(Yes/ No)

Sl No	Particulars	Yes/ No
1	Firm registration certificate	
2	GST /VAT Registration certificate	
3	Photo copy of Company PAN Card	
4	Partnership deed in case of Pvt Ltd firm	
5	Letter of authorisation in case of owner of the firm is not participating in the tender	
6	Copy of proof of cotton ginning & pressing business (Latest Invoice copies / order copies)	
7	Latest GST/IT returns	
8	Latest IT returns	

SIGNATURE OF THE BIDDER

**MANAGING DIRECTOR
TS MARKFED**

Financial BID

1. Details of EMD: Rs. 10,00,000, DDNo. _____ dt. _____ drawn on bank _____.
2. The lease rate: Rs. _____ per month (To be quoted by the bidder).
3. Tender schedule Rs:5000 DD No _____ dt _____ drawn on bank _____

Place:

**SIGNATURE OF THE
BIDDER WITH ADDRESS**

Date: