

# **Punjab Agri Export Corporation Limited**

**Plot No. 2-A, Sector 28-A, Madhya Marg, Chandigarh-160002**

**Ph: 0172-5074210, Email: [gm.pagrexco@punjab.gov.in](mailto:gm.pagrexco@punjab.gov.in)**



## **EXPRESSION OF INTEREST**

Punjab Agri Export Corporation Limited (PAGREXCO) invites 'Expression of Interest' (EoI) for leasing-out of Cold Storage facility for Potato and seed Potato (5000 MT) set up at Village Kangar, District Bathinda, Punjab.

Interested parties/firms can apply with detail in sealed offer super scribing "EoI: for leasing-out of Cold Storage facility for Potato and seed Potato (5000 MT)" by 15.03.2024 up to 5.00 PM to the above mentioned addressed only through speed post/courier. The detailed terms & conditions can be downloaded from website [www.punjabagro.gov.in](http://www.punjabagro.gov.in).

For further any clarification please call at 095018-33001.

Corrigendum, if any, will be issued on website only. Management reserves the right to accept/reject all/any offer without assigning any reason.

**General Manager  
(PAGREXCO)**

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## **Background:-**

Punjab Agri Export Corporation Limited (PAGREXCO) has set-up cold store facility for storage of potato/seed potato at Village Kangar, District Bathinda, Punjab. The facility is equipped with state-of-the-art modern technology and having mezzanine structure flooring (4+1). There are three chambers in the cold store with a total capacity of 5000 MT. Each chamber has the storage capacity of 1666 MT. The facility is set-up at Bhagta Bhai- Barnala highway and have very well road connectivity. All the required machinery & equipments are set-up at the facility along with DG set of 250 kVA. The unit also has ancillary structure like admin office, electrical room, security room, water purifier system (2000 liter per hour) along with conveyor belt for loading and unloading of finished product at different floor. Open dry shed, ante room, weighbridge (capacity: 80 MT), rain water harvesting, soak pit, septic tanks and fire fighting system have also been set-up in the facility.

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**PUNJAB AGRO**

## **Terms & Conditions to Lease-Out the Cold Store Facility are as under:-**

To

Managing Director  
Punjab Agri Export Corporation Limited  
2 A, Sector 28-A, Chandigarh.

Name of the company/firm: \_\_\_\_\_

Address : \_\_\_\_\_  
: \_\_\_\_\_  
: \_\_\_\_\_  
: \_\_\_\_\_

PAN No. of Company/firm : \_\_\_\_\_

Phone Nos: \_\_\_\_\_, E-mail: \_\_\_\_\_

1. I /we have read the 'Expression of Interest' published in the website on dated \_\_\_\_\_.
2. I/we hereby offer our proposal against the Expression of Interest (EOI).
3. My/our particulars are as follows:
  - a. Company/ firm Name/ detail (relevant supporting document attached).
  - b. Complete Postal Address (relevant supporting document attached).
  - c. GST No. (Copy enclosed).
  - d. PAN No. (Copy enclosed).
  - e. Phone No.
  - f. Mobile No.
  - g. E-mail ID.
4. I/we have read all the terms & condition of the EOI carefully and will comply with the same. We will also comply with any such term, conditions and directives which will be issued by MD, PAGREXCO from time to time during the contract period.

**Signature with Seal of the Party**

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## TERMS & CONDITIONS

1. The expression of Interest (EOI) should reach this office by 15.03.2024 up to 5.00 PM. The sealed offer should be addressed to General Manager (PAGREXCO), Plot No. 2-A, Sector: 28-A, Madhya Marg, Chandigarh – 160002.
2. The participating company/firm should have to submit technical & financial offer separately by mentioning 'Technical Offer' & 'Financial Offer' in separate sealed envelopes which should be in a single envelope through speed post/courier by mentioning Expression of Interest (EoI) for cold store facility for potato/seed potato.
3. Each of the document/paper submitted by the company/firm should be duly signed by the company/firm.
4. To participate in this 'EOI', bidder / agency / party has to submit a draft of Rs. 1,000/- in the name of Punjab Agri Export Corporation Limited, payable at Chandigarh along with Expression of Interest (EoI) which is non-refundable.
5. The preference for lease-out of facility would be given to the group of farmers/farmer produce organization, cooperative societies, companies/firm who are working already in the State of Punjab and buying potato from Punjab farmers of that region. In that case company/firm has to submit the consent letter from the FPO/group of farmers/cooperative with whom they are working for sale/purchase of potatoes.
6. Only one chamber (1666 MT) of facility can be lease out to farmers/group of farmers/FPO as per their requirement for storage of potato/seed potato.
7. A separate lease contract will also be signed with the lessee firm/company for smooth running of facility.

8. Initially the facility will be leased out for 03 years which can be further extended with mutually agreed terms & conditions.
9. There will be 10% hike annually in the charges to be quoted by the successful company/firm.
10. If at any stage it is found that the company/firm is not co-operating with local farmers, PAGREXCO reserves the right to terminate the lease contract by giving one month notice.
11. The participating bidder will comply with all laws, statutory provisions, terms & conditions and guidelines of the government and concerned statutory authorities.
12. The company/firm shall not further lease-out the facility to any third party and shall not share plant/unit detail with any other party/agency for any other purpose.
13. The detail of cold store facility to be leased out is as under:-

<b>Sr. No.</b>	<b>Particulars</b>	<b>Detail</b>
1.	Name of Facility	Cold Storage (Potato & Seed Potato)
2.	No. of Chambers	3 (three) No.
3.	Capacity ( In MT)	5000 MT (1666 MT each)
4.	Flooring	Mezzanine structure flooring
5.	No. of Floor	1 + 4 (ground floor + 4 floors)
6.	Ante Room	1 No. (common for all chambers)
7.	Dry Shed (Open)	1 (one) No.

14. The entire cold storage facility is in + temperature only (i.e. 1 degree & above) and have good road connectivity along with major necessity amenities.
15. The entire cold storage facility is covered with boundary wall & there is only one entry/exit gate.

16. Participants are requested to visit the sites to get familiar with the facilities between working hours 9.00 AM to 5.30 PM.
17. Participating bidder have to quote the rates for the entire cold storage facility.
18. The successful bidder has to keep the cold storage along with all other machinery/equipments in good working conditions and maintenance should be done from time to time as per machine's requirement.
19. PAGREXCO will share the detail of machineries which need to be get serviced from time to time as per requirement for its smooth running.
20. Successful bidder has to maintain the register for the services of machine from time to time and have to showcase the same to PAGREXCO as and when required.
21. The servicing of machines will be done with prior approval of PAGREXCO and one (1) official of PAGREXCO will be present at the time of servicing of machines. The register for servicing of machines will be counter signed by official of PAGREXCO
22. The facilities will only be used for the storage of potato/seed potato or its allied produce only.
23. All the charges like; electricity, water, loading/ unloading of material, logistics etc. would be borne by the successful party.
24. Successful bidder/company have to pay the electricity charges directly to the department and have to submit the receipt of the same to PAGREXCO for reference.
25. All wear & tear of the machines along with all other equipment at the facility will be in the scope of the party after the allotment of facility
26. The entire cold storage facility should be in good working condition, when the party leave the facility.
27. PAGREXCO will only depute its security person/guard for 24 hour at the entire cold storage facility.

28. The successful party/company will give a security amount of leased amount through NEFT transfer to PAGREXCO of 3 months lease money at the time of lease out of the facility. This security will be utilized only if there is any breach in the agreement as per EOI terms and conditions. The security amount will be refunded at the time of vacating the facility. No interest will be paid on this security.
29. The successful party has to pay the rent/lease within 10 days of the end of each calendar month.
30. Both the parties (PAGREXCO/successful party) can terminate the agreement by giving 2-month prior notice to vacate the facility and in this regard, the decision of Managing Director, PAGREXCO will be full & final and abide to both the parties.
31. If at any stage it is found that some other activity is going on at the facility other than storage of potato/seed potato or its allied products and also if the company/party does not abide by the terms & conditions of this agreement, PAGREXCO reserve the right to terminate the agreement with immediate effect by forfeiting the security amount.
32. The successful party/company shall abide by all laws, rules, regulations and PAGREXCO shall not be responsible for any violation.
33. The management reserves the right to reject any or all the EOI's offers without assigning any reason.
34. In case of any dispute the decision of the Managing Director, PAGREXCO will be final.
35. All disputes are subject to Chandigarh Jurisdiction.

**Signature with Seal of the Party**

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'Annexure – II'

## FINANCIAL OFFER

### ● Financial Offer for Hiring of Cold Storage Facility (5000 MT)

Facility	Particulars	Lease Amount Price (In Rs.) Per Month
Cold Storage Facility for Potato/Seed Potato (5000 MT), Village Kangar, District Bathinda.	Lease amount for Hiring of all chambers of cold storage facility along with machinery/equipments.	Lease Amount (in Rs.) _____/ - GST Amount (In Rs.). _____/ - <b>Total Amount (in Rs.):-</b> _____/ -
Cold Storage Facility for Potato/Seed Potato (5000 MT), Village Kangar, District Bathinda.	Lease amount for hiring of one chamber (1666 MT) only along with machinery/equipments.	Lease Amount (in Rs.) _____/ - GST Amount (In Rs.). _____/ - <b>Total Amount (in Rs.):-</b> _____/ -

**Signature with Seal of the Party**