

E-MAIL: - ifpchn@nic.in



TEL: (0484) 2352172, 2361212, 2352072
2352028 (PER) 2361317
FAX: 91-484-2373516

भारतसरकार/Government of India
कृषि एवं किसान कल्याणमंत्रालय
Ministry of Agriculture & Farmers Welfare
पशुपालनडेयरीएवंमत्स्यपालनविभाग
Deptt.of Animal Husbandry, Dairying & Fisheries
राष्ट्रीयमात्स्यकीपोस्टहार्वस्टप्रौद्योगिकीतथाप्रशिक्षणसंस्थान
National Institute of Fisheries Post Harvest Technology & Training
पीसं.बी./P.B.No.1801
कोच्ची/Kochi-682016

No. NIF/Com/1-8/2017

Date: 21.12.2017

**NOTICE INVITING TENDER FOR LEASING OUT OF SASHIMI GRADE TUNA PLANT
AT NIFPHATT, COCHIN**

IMPORTANT DATES

Start Date & Time for downloading of Tender documents	: 21.12.2017 - 1700 hrs.
Last Date & Time for downloading of e-Tender	: 10.01.2018 - 1500 hrs.
Last Date & Time for Submission of e-Tender	: 10.01.2018 - 1500 hrs.
Date & Time of opening of e-Tenders	: 15.01.2018 - 1530 hrs.

Website for online bid submission: <https://eprocure.gov.in>

Kindly Note That Only Online Bid Will Be Considered Against This Tender

Contacts:

1. Dr. Jai Singh Meena, Director I/C, NIFPHATT 0484-2352072, Mobile 9495934297 email: niffatkochi@yahoo.in, ifpchn@nic.in
2. Mr.P.V.Ravindran Nair, Accounts Officer, NIFPHATT 0484-2352172, Mobile 9947915768
3. Mr. Varghese John, Marketing Officer, NIFPHATT 0484-2363466. Mobile 9447609691
4. Mr. Surya Ganga Prasad, Assistant Engineer, NIFPHATT, Mobile 09494832856
5. Mr.M.Ramalingam, Refrigeration Engineer, NIFPHATT, 9442972665

THIS TENDER DOCUMENT CONTAINS:

Sl.No.	Documents	Item Details	Pages
1	Annexure-I	Tender Notice	2
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National Institute of Fisheries Post Harvest Technology & Training

P.B.No.1801, Kochi-682016

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TENDERNOTICES

No.NIF/Com/I-8/2017

Date: 21.12.2017

E-Tenders are invited from reputed exporters registered with MPEDA for dry lease of the Sashimi Tuna Processing Plant with facilities belonging to National Institute of Fisheries Post Harvest Technology and Training (NIFPHATT), Cochin - 16 . The above plant has water front having jetty and consists of other facilities like chill room, flake ice plant, effluent treatment plant, water treatment plant, generator set, and space for laboratory and office. The exporter can also utilize the facility for export of other chilled fish/fishery products. The total plant area is 1283 Sq m

EMD

Rs.1,25,000/-

Cost of Form

Rs. 500/- + GST 18%

The tender documents containing specifications, terms and conditions, etc. can be downloaded from ifpkochi.gov.in from 20.12.2017 to 10.01.2018. The EMD and cost of tender in the form of Demand Draft drawn separately in favour of the “Accounts Officer, NIFPHATT, Cochin – 16 payable at Ernakulam should reach the office of the Director on or before 15.01.2018 - 1200 hrs. The tenders will be opened on 15.01.2018 at 1530 Hrs.

The e- tenders received without EMD for Rs 1,25,000./- (Rupees One lakk twenty five thousand only) and cost of form will not be considered. The tenders shall be submitted in the prescribed tender form through e-tender only. The Director, NIFPHATT reserves all the rights to accept or reject any or all the tenders without assigning any reasons.

The last date for receipt of e-tenders are upto 3.00 Pm on 10.01.2018 and the same will be opened on 15.01.2018 at 1530 hrs.

Sd/-

DIRECTOR

GENERAL INSTRUCTIONS TO THE TENDERERS

e-Tendering Procedure: The tender shall be carried out through submission of online tenders only. No offer in physical form will be accepted and any such offer if received by NIFPHATT will be rejected outright. Tender documents can be downloaded from our website ifpkochi.gov.in or website of CPPP www.eprocure.gov.in. Bids are to be submitted on website www.eprocure.gov.in.

The bidders should have a **valid digital signature certificate (Class-II or Class-III)** issued by any of the valid Certifying Authorities to participate in the online tender.

The bids shall be uploaded in **Single Bid System (Part-I Prequalification Bid with Price Bid)** in electronic form only through e-tendering system on www.eprocure.gov.in website.

Note: e-procurement system does not allow submission of documents after due date of tender. Incomplete form or non-submission of documents to verify details may result in rejection of your offer and no communication shall be done for submission of documents.

- I. a) E-Tenders not received in time or in any way incomplete are liable to be rejected summarily and no correspondence or whatsoever will be entertained.

- b) Every tenderer shall enclose scanned certified copies of registration with MPEDA exporter experience in the field, valid Income Tax Clearance Certificate, details of export turnover (by virtue of quantity and revenue) during the last five years and any other relevant information if any with the tender. The technical competence of the tenderer shall be evaluated by the Expert Monitoring Committee, approved by the Ministry of Agriculture and Farmers Welfare, Govt. of India. The findings of the Committee shall be final.

- c) The bidders selected on the basis of qualifications will be given chance to improve their bids by negotiation, if felt necessary by the competent authority.

- d) Tender stipulating any subjective clause or incomplete in any respect is liable to be rejected. Tenderers are advised to seek clarifications on any of the clauses of terms and conditions of sale before hand, if necessary.

- e) Telegraphic offers will not be accepted under any circumstances.

d) This tender has been issued by the Director, NIFPHATT, Cochin – 16. (herein after called the Lessor) being the authorised competent authority of the Plant (for and on behalf of the President of India)

g) Before submitting the tender, tenderers should satisfy themselves thoroughly by physical inspection of the facilities and for that purpose they may contact the concerned officer (Annexure III) who will arrange for the inspection of the premises (Annexure IV & V). Submission of tender will deem to imply that the tenderer has submitted his tender after inspection of the complete premises with facilities.

h) The tender will remain valid for acceptance by the Lessor for a minimum period of 180 days from the date of opening of the tender.

2. The Lessor does not bind itself to accept the highest tender or any tender or to assign any reasons for non-acceptance. The Lessor also reserves right not to lease the plant at all or to defer finalisation of the lease.

3. Tenderers may please note that (i) **if scanned copy of earnest money and cost of form is not furnished along with e-tender, their tender will be rejected** without further reference to them (ii) earnest money received against other tenders invited by the Lessor will, in no case, be liable to pay interest on the earnest money deposit nor shall be responsible for any loss or depreciation thereof if it happens while in their possession. The earnest money deposit will be refunded to unsuccessful bidders within a fortnight from the date of finalisation of lease or after the expiry of the validity of the offers, whichever is earlier.

4. The offer should be for 'per month' consolidated lease amount for the entire plant including the structure, machinery and equipments in the premises should remain valid for acceptance by the Lessor for a period of 180 days from the date of opening of the tender.

5. The reserve price is fixed as Rs.3,25,000/- (Rupees Three lakh Twenty five thousand only) per month for the facility + GST applicable (18%).

6. The acceptance of the offer shall be communicated to the successful tenderer (herein after referred to as the Lessee) through lease acceptance letter. Lease Agreement must be signed between the Lessee and the Lessor within one month from the date of lease acceptance letter.

7. The Lease period is 3 years from the date of execution of the agreement and the Lessee can utilise the facility at their quoted/accepted rate (plus GST as applicable) for a period of 3 years.

8. The Lessee will have to deposit 3 months rental as security deposit before executing the lease agreement by way of demand draft drawn in favour of the Accounts Officer, NIFPHATT, Cochin – 682016 payable at State bank of India, Treasury Branch, Ernakulam. EMD already deposited by the Lessee can be adjusted towards the above security deposit.

9. If the Lessee fails to pay the money within the stipulated period, the earnest money and any other sum paid/deposited by the lessee to the Lessor shall be forfeited to the Lessor without prejudice to any other rights of action by the Lessor against the Lessee. The Lessor shall also in that event be at liberty to lease out the plant to any other party and all the losses, deficiencies and all the expenses arising from the process shall be borne by the failed Lessee.

10. The Plant should be taken over completely from the Lessor immediately on execution of the Lease Agreement. If the Lessee fails to take over the plant and the premises from the Lessor within 15 days time from the date of signing the lease agreement, the Lessor will have freedom to cancel the Lease agreement and proceed with the action deemed suitable including legal action. In the event of cancellation of the lease agreement due to failure on the part of the Lessee, the further course of action to be initiated regarding the conduct of the plant including re-tender or otherwise shall be sole discretion of the Expert Monitoring Committee.

11. The Lessee should pay the lease amount plus GST to the Lessor by way of demand draft on or before the last working day of each month, failing which the Lessor will have the freedom to proceed against the Lessee with the action deemed suitable.
12. The Lessee will not have any right for construction of any permanent structure or alter the existing structure, removal of any items including machinery and equipment within the premises or out of the premises.
13. The Lessee should obtain prior permission from the lessor for any partition or minor alterations within the buildings. Any work involving dismantling or fabrication within the building or premises should only commence or be done after getting the written permission from the Lessor.
14. In case the Export Inspection Agency advise the Exporter to stop production on account of any reasons, the processor/Lessee is bound to comply with the same.
15. The Lessor shall in no way be bound to pay any damages occurred to the Lessee or its men, etc.
16. The lessee will be entirely responsible for the quality of the products exported from this Unit and in no way Lessor will be responsible for any rejection, quality complaints etc.
17. The buildings, equipment, plant and machinery etc. leased to the lessee shall not be used for any illegal activities other than the purpose for which it is sanctioned/provided.
18. The Lease Agreement may be terminated at any time on reasonable and valid grounds by either party after giving three months notice therefor.
19. The list of complete plant with facilities “ as is where is” basis is enclosed as Annexure –V.

20. The list of inventory and the details of the buildings will form a part of the lease agreement signed between the Lessor and the lessee and the Lessee will be responsible for the keeping, maintenance of the building and equipment during the lease period and to hand over all the items in good working condition to the lessor on the expiry or the termination of the lease agreement.

21. The Lessor shall hand over the plant to the Lessee with the facilities after signing the lease agreement and receiving the Security Deposit. The Lessee shall take over the plant with machinery and equipment on “as is where is basis” from the Lessor.

22. All preventive maintenance to the plant and machinery shall be carried out by the Lessee on his account during the lease period.

23. All costs towards other repairs and maintenance of the structure, machinery and equipment and cost of spare parts shall be on the account of the Lessee after taking over the plant from the Lessor. The Lessee will arrange for the repairs, maintenance and procurement of spare parts for the up-keeping of the plant to the entire satisfaction of the officials of the Lessor. The replacement of any parts of the machinery and equipment will be done with the written permission from the Lessor and the damaged part or dismantled material shall remain the property of the Lessor.

24. The amount quoted in the tender should be shown in figures as well as in words.

25. The policy framework for the functioning of Tuna Sashimi Plant at NIFPHATT's premises is placed at Annexure – III and this tender condition shall form part of the lease agreement.

26. Any dispute touching or arising out this lease agreement shall be referred to the Arbitrator appointed by the Secretary, Department of Animal

Husbandry, Dairying & Fisheries, Ministry of Agriculture & Farmers Welfare,
Govt. of India.

27. Any breach of contract of the lease resulting from or in connection with this tender, the laws of Union of India shall apply.

POLICY FRAME WORK – TERMS & CONDITIONS

1. The facility will be given on dry lease (the entire infrastructural facility with machinery, equipments shall be provided by the Lessor and the lessor will also charge the cost of water and electricity on actuals as per separate meter readings whereas the raw material, workers, packing material, permissible chemicals, refrigerant, spares and consumables, fuel, etc shall be borne by the Lessee) to the highest qualified bidder through open bidding as prescribed and assessed by the Expert monitoring Committee.
2. The lease period shall be for the period of thirty six (36) months from the date of execution of the lease agreement.
3. The Plant shall not under any circumstances be kept idle. Sub-leasing a portion of the facility to other exporters shall be carried out only upon receipt of written consent from the Lessor.
4. The approvals for Factory licence, MPEDA Registration, clearance from pollution Control Board will be arranged by the Lessor whereas rest of the approvals like EU approval from EIA are required to be obtained and maintained by the lessee at their own cost.
5. Exclusive processing of tuna will not be insisted upon. The Lessee will have the right to process other chilled fish during off season on the same conditions.
6. The liquid wastes are to be treated in the ETP and the solid wastes and discarded packaging materials will have to be removed from the premises on a daily basis or after every shift. Ice or ice melt water from fish trucks or Plant should not be discarded in the premises. The fee to the Pollution Control Board, etc. statutory organisations/bodies are to be borne by the Lessee to the satisfaction of the Lessor.
7. The representative of NIFPHATT's Director or their team shall inspect the facility and equipments at any point of time without issuing any notice
8. Any other mandatory formalities regarding the plant also shall be complied by the lessee.

9. The premises shall be kept clean as per EU norms to the satisfaction of NIFPHATT, failing which appropriate action will be initiated on the Lessee.
12. The staff belonging to the Marketing Section, Visitors to those sections and Central Store and trainees as identified shall be allowed to use the earmarked export zone.
13. The separate entrance provided should be used for entry of vehicles to personnel and they are not supposed to trespass the other areas of Lessor.
14. Staff or workers of the facility should not use it for lodging purpose and are required to leave the premises after their shift duty.

Annexure – III

1. Name of the Property : Sashimi grade tuna processing plant for export

2. Location : National Institute of Fisheries Post Harvest
Technology and Training, P.B.No.1801
I.F.P. Road, Kochi - 682016

3. Name and address of the : The Director
the Officer to whom the
tenders shall be addressed National Institute of Fisheries Post Harvest
Technology and Training,
P.B.No.1801, I.F.P.Road
Kochi – 682016.

4. Demand Draft : The Accounts Officer, NIFPHATT,
(Earnest Money deposit) Cochin – 682016.
Shall be drawn in favour of

5. Demand draft payable at : SBI, Treasury Branch, Ernakulam
(drawn from any Nationalised Bank)

Annexure – IV**Facilities available at Sashimi Grade Tuna Plant
Total area of the chilled tuna plant : 1283 Sq.m.**

Facilities	Capacity
Chill room	10 T (2 Nos)
Chill Room	20 T (1 No.)
Flake ice Plant	10 T /day (1 No.)
Shipment Store	20 T (2 Nos.)
Generator Set	160 KVA (common facility with Lessor) 1 No.
Total Processing Plant Area	128 Sq.m.
Cutting Room	97.5 Sq.m. (2 Nos.)
Below Grade	16.96 Sq.m. (2 Nos.)
Waste Collection Room	6.06 Sq.m. (2 Nos.)
Daily Use	15.99 Sq.m. (2Nos.)
Packing Area	23.14 Sq.m. (2 Nos.).
Chemical Store	30.61 Sq.m.
Change Room	41 Sq.m. (2 Nos.)
Visitors Room	12.30 Sq.m.
Packing Material Store	26 Sq.m.
Generator Room	38.49 Sq.m.
Common Machine Room	68 Sq.m.
Common Water Treatment Plant	10 KL/Hr
Common Effluent Treatment Plant	50 KL/day
Ice Store	10.30 Sq.m.
Air Curtains	16 Nos
Exhaust Fan	7 Nos
Space for Lab	137 Sq.m.

Annexure – V

(layout/combined plant drawing to be attached along with tender documents)

Process Compliance Form

(Tenderers are required to print this on their company's letter head and sign, stamp before uploading in Packet-1 of Part-I bid)

To

National Institute of Fisheries Post Harvest Technology & Training, P.B.No.1801, Foreshore Road, Kochi-682016.

Attention:

Sub: Acceptance to the Process related Terms and Conditions for the e-Tendering

Dear Sir,

This has reference to the Terms & Conditions for e-Tendering mentioned in the NIT

We hereby confirm the following:

1. The undersigned is authorized representative of the company.
2. We have carefully gone through the NIT, Tender Documents and the Rules governing the e-tendering as well as this document.
3. We will honor the Bid submitted by us during the e-tendering.
4. We give undertaking that if any mistake occurs while submitting the bid from our side, we will honor the same.
5. We are aware that if NIFPHATT has to carry out e-tender again due to our mistake, NIFPHATT has the right to disqualify us for this tender.
6. We confirm that NIFPHATT shall not be liable & responsible in any manner whatsoever for my/our failure to access & submit offer on the e-tendering site due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, digital signature certificate or any other unforeseen circumstances etc.

With regards

Signature with company seal

Name

Company/Organisation

Designation within Company/ Organisation

E-mail ID:

Tel No:

Mobile No:

ORDER FORM

Price Tendered:

Tender No.NIF/Com/8-12/2017

(Rupees

Offer for dry lease of Sashimi grade tuna processing plant with facilities (for export) at NIFPHATT, Cochin - 682016 for individual exporter.

Earnest Money Deposit

Demand Draft No.:

Dated:

For Rs.

(Rupees

Drawn at :

in favour of the Accounts Officer, National Institute of Fisheries Post Harvest Technology and Training (NIFPHATT), Cochin – 16 payable at SBI, Treasury Branch, Ernakulam.

Signature:

Name & Designation:

Name of the Company with full address

(with office seal)

Place:

Date: