

**J&K Agro Industries Development Corporation Ltd. Gole Pully, Talab
Tillo Jammu.**

E-mail Id – dmepsjammu@jkagro.com

E NIT No: 04 of 2025-26 JK AGRO

NO: -Agro/DM/PSJ/1348-51

DATED:-02.06.2025

For and on behalf of the Corporation, J&K Agro Industries Development Corporation Limited, the E-NIT are invited from Individuals/ Firms for **Leasing Out of 21 Chambers of 5145 MT Cold Store (14 no chiller rooms + 07 dual application can be used as chilled/frozen) & 04 ripening Chambers of 60 MT at Gole Pully, TalabTillo Jammu on Monthly Rental Basis to the highest bidder herein called the “contractor”.**

S. No	Name of item.	Minimun reserve price	Amount of CDR	Cost of Tender Document	Date and time of opening of bids (online)
1.	Leasing Out of 21 Chambers of 5145 MT Cold Store (14 no chiller rooms + 07 dual application can be used as chilled/frozen) & 04 ripening Chambers of 60 MT at Gole Pully, TalabTillo Jammu on Monthly Rental Basis	10.00 lacs (Ten Lakh + GST as applicable)	Rs 2,00,000/-	Rs. 5800/- (non-refundable)	18.06.2025

1. The Bidding Document Consisting of qualifying information , eligibility, criteria, Specification, set of terms and condition of contract and other details can be seen/downloaded from the departmental website www.jktenders.gov.in as per the schedule of dates given below:-

1	Date of Issue of NIT	02.06.2025
2	Period of downloading of bidderdocuments	02.06.2025 to 17.06.2025 upto 1600 hrs
3	Bid submission Start date	02.06.2025
4	Bid submission End date	17.06.2025 upto 1600 hrs
5	Date and time of opening of Technical bids	18.06.2025 upto 1400 hrs

	(online)	
6	Date and time of opening of Financial bids (online)	After the complete Technical Evaluation of documents of all participated bidders

2. Bids must be accompanied with cost of tenders' documents in shape of Bank Receipt in f/o J&K Agro Industries Development Corp. Ltd bearing J&K Bank Acc No CD-0097010100000962, IFSC Code- JAKA0TNHALL, Earnest money/bid security in the shape of CDR/FDR Pledged in favour of Managing Director J&K Agro Industries Development Corporation Limited.

3. **The date and time of opening of bid shall be notified on website www.jktenders.gov.in and** conveyed to the bidder automatically through an e-mail message on their mail id. The bids shall be opened online on same website in the office of **Managing Director J&K Agro Industries Development Corporation Limited. (Tender receiving authority).**

4. **The earnest money deposit shall be forfeited if.**

- Any bidder withdraws his bid/ tender during the period of bid validity or make any Modifications in the terms and conditions of the bid.
- Failure of Successful bidder to furnish the required security within the specified time limit.
- Failure of Successful bidder to execute the agreement within 28 days after fixation of issuance of LOI (Issuance of Letter of Intent).
- Successful bidder violates the terms and conditions specified in tender documents.

5. **Instruction to bidders regarding e-tendering process.**

5.1 Bidders are advised to download bid submission manual from the "Downloads" option as well as from "Bidders Manual Kit" on website **www.jktenders.gov.in** to acquaint bid submission process.

5.2 To participate in bidding process, bidders have to get 'Digital Signature Certificate (DSC) as per Information. Technology Act-2000. Bidders can get digital certificate from any approved vendors.

5.3 The bidders have to submit their bids online in electronic format with digital Signature. No bid will be accepted in physical form.

5.4 Bids will be opened online as per time schedule.

5.5 Bidders must ensure to upload scanned copy of all necessary documents and complete address and contract no. with the bid. Besides, original/Photocopies of documents related to the bid are submitted physically only by highest bidder.

Note: - Scan all the documents on 100 dpi with black and white option.

6. **The department will not be responsible for delay in online submission due to any reasons.**

7. Scanned copy of **cost of tender document** in shape of Bank Receipt in favour of **Managing Director J&K Agro Industries Development**

Corporation Limited and Earnest Money/Bid Security in shape of CDR/FDR pledged to **Managing Director J&K Agro Industries Development Corporation Limited** must be uploaded with the document of the bid.

8. Bidders are advised to use **"My Documents"** area in their user on www.jktenders.gov.in portal to store such documents as are required.

9. The technical Bid must consists of following information and documents.

- 9.1 All bidders shall include the following information and documents with their bids:-
- Copy of Place of registration and principal place of Business, with complete address and contact details.
 - Copy of GSTIN No. Number
 - Copy of PAN Number.
 - Copy of Income Tax Return from last three years
 - Copy of Latest GST return file shall be furnished.
 - Copy of Turn Over Certificate duly vetted by CA with UDI No.
 - Copy of EMD/FDR.
 - Copy of cost of tender document (COD) in the shape of Bank receipt
- 9.2 The bidder at his own responsibility and risk should visit and examine the site (Cold Store Plant and allied infrastructures) before submission of bid.
- 9.3 All documents relating to the bid shall be in the English Language.
- 9.4 **It is mandatory for all bidders participating to submit all documents in terms of soft copies in etendering website and no documents in terms of Hard Copies shall be entertained. However, highest bidder will be called for submission of CDR/FDR as well as DD and CDR/FDR of the other participatingtenderers/ bidders will be released only after surrender of DD.**
- 9.5 The Tender documents duly signed with seal on each page in token of acceptance of all terms and conditions of Tender should also be enclosed.

Note: In case the above mentioned documents are not enclosed, the tender can be rejected as per the decision of the Tendering Committee.

10. General conditions of contract:-

The Corporation has a 5145 MT (approx) Cold Storage Plant , 21 Chamber of 245 MT each and 04 Ripening Chamber 15 MT each/Days per capacity at Gole Pully, Talab Tillo, Jammu within its office complex as detailed hereunder:

S.NO	COLD ROOM DESCRIPTION	CAPACITY	NO
1.	10.70 M x 6.60 M x12 M(100 MM PUF WALL INSULATION/80 MM PUF FLOOR INSULATION) MULTI PURPOSE CHAMBER	245 MT/168 PELLETS/EACH CAHMBER	14 NOS

2.	10.70 M x 6.60 M x12 M(100 MM PUF WALL INSULATION/80 MM PUF FLOOR INSULATION) DEEP FROZEN CHAMBER	245 MT/168 PELLETS/EACH CHAMBER	07 no
3.	10.0 M x 5.0 M x3.50 M(80 MM PUF WALL INSULATION/80 MM PUF FLOOR INSULATION) RIPENING CHAMBER	15 MT/DAY CAPACITY	04 NO

The Corporation is interested in leasing out the above mentioned Cold Storage Plant with the allied Infrastructure on monthly rental/ lease basis to the interested firm/ individual/ company.

1. The interested bidder shall quote their highest bid for taking over the above mentioned infrastructure on monthly rental basis as per the BOQ.
2. The minimum reserve price for Cold Rooms Rs 10,00,000/- per month + GST.
3. Three month rental shall be paid in advance as “security deposit”, which shall be returned on termination of the contract.
4. The Rental should be paid in advance as on 1st of every month with one month rental to be paid on signing of the agreement. Any delay in payment of the due lease rental shall attract default interest of 18% per annum.
5. Continuous default for 02 months in payment of rent shall result in termination of the Contract and the Corporation reserves the right to take over the Cold Storage and Allied Infrastructure alongwith the material stored therein.
6. The contractor/lessee shall not sublease the Cold Store & Allied Infrastructure to any 3rd Party. The contractor shall follow all the rules and regulations, by-laws set by the local authorities in respect of the operation of said infrastructure (Cold Store & Allied Infrastructure) and shall not get involved in any illegal activities in the said premises.
7. The successful bidder shall deposit post dated cheques with the Corporation in respect of monthly rental for initial period of 06 months & then subsequently for next six months & so on.
8. **The Bidder must have the Average turn Over of Rs. 5.00 Crores from the last three years. The Turn over certificate must be duly authenticated by CA with UDI No.**

9. The contractor shall not carry out any construction, modification, erection etc. in the said premises leased out in the contract.
10. The contractor shall keep the premises clean and in working condition always and shall not involve in any activities that causes problem to the neighbors.
11. The infrastructure (DG set of 400 KV, Transformer, Pellets/Crates/ForkLift etc) will be handed over to the Highest Bidder on finalization of the contract by the committee of the officers constituted for the said purpose in good running condition.
12. The infrastructure alongwith the allied equipments shall be handed back by the selected bidder to the Corporation through a committee constituted for the said purpose. The damage/ loss/ deficiencies etc. found while taking back the infrastructure shall be made good by the selected bidder on completion of lease period.
13. Conditional offers shall not be entertained.
14. Validity of Bid:-

The Bid quoted by the bidder shall remain valid for two months.

15. Agreement:

The successful bidders shall have to execute an agreement in the prescribed format within seven days from the date of issuance of Letter of Intent.

16. The Corporation shall have the right to inspect the Cold Store and Allied Infrastructure leased out under the Contract at any time during the Contract Period.
17. Managing Director, JK AIDCL reserve the right to accept or reject any or all tenders in part or full without assigning any reason thereof.
18. As soon as the acceptance of tenders is conveyed to the successful firm the contract shall be final and binding upon the successful firm and agreement deed shall have to be executed with the Corporation by the successful bidder within 7 days from the date of issue of letter of acceptance.
19. In case the successful bidder failed to execute the agreement deed within stipulated time, the amount of CDR shall be forfeited.
20. The bidder must also submit a soft copy of its latest Income Tax/GST Clearance Certificate
21. Tender without payment of tender cost shall be rejected.

22. Corporation reserves the right to carry out market survey also to assess the highest market rate. However, the highest market rate shall be offered to highest bidder.

23. Liability for Personnel

- (a) All persons employed by the Contractor shall be engaged by him as own employees in all respects, and all rights and liabilities under the Indian Factories Act, or the Workmen's Compensation Act, or Employees Provident Fund Act, and other applicable enactments, in respect of all such personnel shall exclusively be that of the Contractor. The Contractor shall be bound to indemnify the Corporation against all the claims whatsoever in respect of its personnel under the Workmen's Compensation Act, 1923, or any statutory modification thereof or otherwise for or in respect of any damage or compensation payable in consequence of any accident or injury sustained by any workmen or other person whether in employment of the Contractor or not.
- (b) Contractor shall also comply with all Rules and Regulations/Enactments made by the state Govt./Central Govt. from time to time pertaining to the Contract including all Labour Laws

24. Bribe, Commission, Gift etc.

An Act of bribe, gift or advantage, given, promised or offered, by or on behalf of the Contractor, or any one of their partners/Directors/Agents or officials, or any person on his or her behalf to any officer, officials, representative or agent of the Corporation, or any person on his or their behalf, for showing any favour or forbearing to show any disfavor to any person in relation to the Contract, shall make the Contractor liable for termination of this Contract or any other Contract with the Corporation and the contractor shall be liable to reimburse the Corporation of any loss or damage resulting from such cancellation.

25. Period of Contract

(i) The Contract agreement shall remain in force for a period of 10 years extendable to another 05 years with mutual agreement.

ii) The lessee should have to sign an agreement each year with the Corporation for an increment of 10 % rent each year with the Corporation.

(ii) The Managing Director reserves the rights to terminate the Contract at any time during its currency without assigning any reasons thereof by giving Thirty Days' Notice in writing to the Contractor at the notified address and the Contractors shall not be entitled to any compensation by reason of such termination. The action of the Managing Director under this clause shall be final, conclusive and binding on the Contractor.

26. Recovery of losses suffered by the Corporation

(iii) The Corporation shall be at liberty to reimburse themselves for any damages, losses, charges, costs or expenses suffered or incurred by them, or any amount payable by the Contractor as Liquidated Damages and shall be deducted from the Security Deposit, furnished by the contractor. Should this sum also be not sufficient to cover the full amount claimed by the Corporation, the Contractor shall pay to the Corporation on demand the remaining balance of the aforesaid sum claimed.

(iv) In the event of termination of this Contract, or in the event of any breach of any of the terms and conditions of this Contract by the contractor, the Managing Director shall have the rights to forfeit the entire or part of the amount of Security Deposit of the contractor or to appropriate the Security Deposit or any part thereof in or towards the satisfaction of any sum due to be claimed for and damages, losses, charges, expenses or cost that may be suffered or incurred by the Corporation.

27. Specified:

- a) The Contractor shall be liable to obtain Insurance Cover from a General Insurance Company in favour of the Corporation against loss or damage to the Cold Store and material stored therein due to natural calamity.
- b) The contractor shall be responsible for all the expenditure like fuel, electricity, repair, maintenance, manpower etc.
- c) The Cold Store shall be handed over back to the Corporation in good working condition after expiring of the contract period.
- d) Any damage to the Cold Store due to accident, etc shall be made good by the contractor.

28. ARBITRATION

In case of dispute of any nature arising while servicing the ordered items, the matter shall be referred to the Managing Director, JK AIDCL whose decision as arbitrator shall be binding for the resolution of the dispute. In case the matter cannot be resolved further, then the bidder has alternate forum/ courts for dispute resolution within the Jurisdiction of UT of J&K.

29. Submission of offer

The tenders shall be opened on the date mentioned in above table 2 at same office in presence of the bidders who wish to be present or any subsequent date convenient to Purchase Committee.

SPECIAL CONDITIONS

1. Maintenance of Facility and Equipment

- The lessee shall be responsible for routine maintenance, upkeep, and servicing of the cold store and all its associated equipment, including refrigeration units, control systems, compressors, and electrical infrastructure.
- Any breakdowns, malfunctions, or technical faults shall be rectified by the lessee at their own cost without delay.
- The lessee shall maintain a maintenance logbook and share monthly reports with the Corporation.

2. Electricity Charges

- The lessee shall bear the cost of all electricity consumed during the lease period.
- A separate electricity meter shall be maintained, and billing shall be based on actual consumption.
- The lessee shall ensure timely payment of electricity bills to avoid disconnection or penalties.

3. Inventory List and Asset Handover

- An inventory list of all assets and equipment (including compressors, panels, chamber fittings, trolleys, pallets, etc.) shall be provided at the time of handover.
- The lessee shall acknowledge the inventory and return all items in good working condition at the end of the lease.
- Any loss or damage to the inventory during the lease period shall be compensated by the lessee as per assessed cost.

4. Operation of Equipment

- The lessee shall operate all cold storage equipment through qualified and trained personnel.
- Standard operating procedures (SOPs) for handling and running all chambers and machinery must be followed.
- The lessee shall ensure the equipment is not misused or overburdened beyond rated capacity.

5. Consumables and Spare Parts

- The lessee shall arrange all consumables required for day-to-day operations such as lubricants, cleaning materials, refrigerant gases, gloves, safety equipment, and other necessary items.
- The lessee shall also be responsible for replacing any minor spare parts required during normal operations.

6. Compliance and Inspections

- The Corporation reserves the right to inspect the premises at any time to ensure adherence to the above terms.
- Non-compliance with any of the conditions may lead to termination of the lease agreement.

Sd/-

**Divisional Manager (P&S)
Member Secretary,
J&K Agro Ind. Dev. Corpn.Ltd.
Procurement & Sales Division, Jammu**

Copy to.

1. Managing Director, JKAIDCL, Jammu for Kind information please.
2. Director Finance JKAIDCL, Jammu for Kind information please.
3. General Manager, CFP, Bari Brahmana, Jammu for kind information please.
4. Divisional Manager, P&S, Kashmir for kind information.
5. Office File.

Inventory List -					
S.N	Item Description	Unit	TOTALCHAMBER	Qty/Location	Total
1	Chillar Cold Room	Nos		1	14
i)	Light LED 40W	Nos	14	4	56
ii)	Evaporator	Nos		1	14
iii)	Ethylene Scrubber	Nos		1	14
iv)	Switch Board 6A	Nos		1	14
v)	GI Box for door supply	Nos		1	14
vi)	Automatic sliding door	Nos		1	14
2	Frozen Room	Nos		1	7
i)	Light LED 40W	Nos	7	4	28
ii)	Evaporator With all accessories	Nos		2	14
iii)	Switch Board 6A	Nos		1	7
iv)	GI Box for door supply	Nos		1	7
v)	Automatic sliding door	Nos		1	7
3	Ripening Room	Nos		4	4
i)	Light LED 40W	Nos	4	4	16
ii)	Switch Board 6A	Nos		1	4
iii)	Power Board 16A	Nos		1	4
iv)	Portable Ethylene Generator	Nos		1	4
v)	Ethylene Gas Sencor	Nos		1	4
vi)	Co2 Gas Sencor	Nos		1	4
vii)	Humidifire System	Nos		1	4
viii)) Difusser	Nos		1	4
ix)	Difusser fan	Nos		1	4
x)	Compressor 17kw With Evaporater	Nos		1	4
xi)	Hings Door	Nos		1	4
4	COLD Room Antichamber -1	Nos		1	1
i)	Light 40W	Nos	1	13	13
ii)	Switch Board 6A	Nos		1	1
iii)	Smoke Detector	Nos		5	5
iv)	Speaker	Nos		5	5
v)	MCB TP	Nos		2	2
vi)	FAP (Fine Alarm Panel)	Nos		1	1
5	COLD Room Antichamber -2	Nos		1	1
i)	Light LED 40W	Nos	1	16	16
ii)	Automatic sliding door	Nos		2	2
iii)	Switch Board 6A	Nos		1	1
iv)	Smoke Detector	Nos		2	2
v)	Speaker	Nos		2	2
vi)	Fire Exit Door	Nos		2	2
6	Frozen Antichamber	Nos		1	1
i)	Light LED 40W	Nos	1	8	8

ii)	Automatic sliding door	Nos		1	1
iii)	Switch Board	Nos		1	1
iv)	Smoke Detector	Nos		3	3
v)	Speaker	Nos		3	3
vi)	Evaporator	Nos		1	1
vii)	Roll up Door	Nos		1	1
7	DOCK AREA FROZEN LOADING/UNLOADING	NO S		1	1
i)	DOCK levellor	Nos		2	2
ii)	Smoke Detector	Nos		2	2
iii)	Speaker	Nos		2	2
iv)	Dock Sheltor	Nos		2	2
v)	5 Pin Industrial Socket	Nos	1	3	2
vi)	Light LED 40W	Nos		8	8
vii)	16 A Switch Board	Nos		2	2
viii)	Over head sectional Door	Nos		2	2
ix)	Evaporator	Nos		1	1
8	CHILLED Loading and unloading area	Nos			1
i)	Switch Board 6A	Nos		2	2
ii)	Light LED 40W	Nos		28	28
iii)	Fan	Nos		14	14
iv)	5 Pin Industrial Socket Box 16A	Nos		4	4
v)	Loading Unloading Door - 1	Nos		1	1
vi)	POWER DB	Nos	1	1	1
vii)	Smoke Detector	Nos		4	4
viii)	Speaker	Nos		4	4
ix)	MCB TP for fire	Nos		1	1
iix)	Switch Board 16A	Nos		2	2
9	PLATNT ROOM				1
i)	Rack - 1 (Compressor 360kw) for 14 Room	Nos		1	1
ii)	Rack - 2 (Compressor 100kw) for 7 Room	Nos		1	1
iii)	Light LED 40W	Nos		8	8
iv)	Switch Board 6A	Nos		1	1
v)	Exhaust fan	Nos		2	2
vi)	Lighting DB	Nos		2	2
vii)	POWER DB	Nos	1	1	1
viii)	Cooling Tower Panel	Nos		1	1
ix)	Voltage Stabilizer Servo 400kva	Nos		1	1
xi)	Indor Type Free Standing LT Panel	Nos		1	1
xii)	Distribution Panel	Nos		2	2
10	Machinery & Handling Equipments				
i)	G+5 Shuttle Racking System	Nos	1	3528	3528
ii)	Shuttle for Chiller Cold Room	Nos	1	3	3

iii)	Shuttler for Frozen Room	Nos	2	2	4
iv)	Reach Truck With additional Battery	Nos	2	2	4
v)	Fork Lift	Nos	1	1	1
vi)	Hand Pallets	Nos	1	6	6
vii)	Plastic Crates	Nos	1	4000	4000
viii))	Plastic Pallets	Nos	1	3850	3850
ix)	DG Set 400kva	Nos	1	1	1
11	WASHROOM	Nos		1	1
i)	Lights LED 40W	Nos	1	2	2
ii)	Switch Board 6A	Nos		1	1
iii)	Exhaust fan	Nos		1	1
12	Condencer & Cooling Tower Accessories	Set		1	1
i)	Cell & Tube type Condensor on Compressor Rack With Colling Tower - Moter 5.5kw, Pump - 7kw.	Nos	1	1	1
13	Guard Room				1
i)	Lights LED 40W	Nos	1	1	1
ii)	Fan	Nos		1	1
iii)	Out Side LED Street Light Wall 90W	Nos		21	21
iv)	Junction box	Nos		21	21
14	Meter Room	Nos		1	1
i)	Changeover Panel for DG & Cooling Tower Supplying	Nos	1	1	1
ii)	Lights LED 40W	Nos		1	1
iii)	Switch Board 6A	Nos		1	1