



**M/s NORTH EASTERN REGIONAL AGRICULTURAL MARKETING
CORPORATION LTD. (NERAMAC)**
(A GOVERNMENT OF INDIA ENTERPRISE)

INVITES

REQUEST FOR PROPOSAL

FOR

**LEASE OUT OF INDUSTRIAL PROPERTY AT TELDHALA, MANKACHAR, ASSAM
ON AS IS WHERE IS BASIS**

RFP No. ADMN/343/2019/O&M/PPP-MANKACHAR/262

Last date for submission

15 July 2024

REGISTERED OFFICE ADDRESS:

No. 9, Rajbari Path, G.S Road, Ganeshguri,
Guwahati, Assam, India 781005
Website: www.neramac.com

DISCLAIMER

This document contains brief information on the Scope of Lease, eligibility requirements and other related details for selection of the party.

This RFP is not an agreement and is neither an offer nor a direct invitation by NERAMAC to applying parties or any other person. The purpose of this RFP document is to provide interested parties with information that may be useful to them in eliciting their proposals pursuant to this RFP document for the lease out process.

NERAMAC reserves the right to accept or reject any or all Proposals without giving any reasons whatsoever and the decision of the management shall be final and binding on all the participants. Proposals not fulfilling any of the conditions will be summarily rejected.

NERAMAC also reserves the right to relax or waive any of the conditions stipulated in this document as deemed necessary in the best interest of NERAMAC without assigning any reasons and may include any other item in the Scope of Lease at any time after consultation with the participants or otherwise.

REQUEST FOR PROPOSAL

NERAMAC invites proposals from reputed public/private parties in agricultural related sector for lease out of an industrial property at Teldhala, Mankachar, Assam having area of approximately **6(Six) Bighas** with existing infrastructure on “as is where is basis” in accordance with the terms & conditions laid down in this document. Interested parties fulfilling the eligibility criteria may submit their proposals as per the guidelines stated below:

1.	RFP No.	ADMN/343/2019/O&M/ CPP-MANKACHAR/262
2.	Last date for submission	15 July 2024
3.	Validity of RFP	60 days
4.	Online Submission	ao@neramac.com md@neramac.com
5.	Physical Submission (Optional)	NERAMAC LTD. Head Office, No. 9, Rajbari Path, Ganeshguri, Guwahati- 781005, Assam
7.	Contact Person & Details	Sri Lachit Kr Nath +91 96550 23040 ao@neramac.com

1.INTRODUCTION

North Eastern Regional Agricultural Marketing Corporation Ltd. (NERAMAC) is a Government of India Enterprise under the administrative control of the Ministry of Development of North Eastern Region (DoNER), Government of India. It is working for the development and marketing of agri-horticulture produce within and outside the North Eastern Region of India since its incorporation in 1982.

The industrial property for lease out is located around **13 km** away from Mankachar town of Assam. Detailed address is: Teldhala Village, P.O. Borkana. P.S. Mankachar, Dist. South Salmara Mankachar, Assam. Total land area is approximately **6 Bigha** with structures, plant & machinery of an erstwhile cashew processing plant. For better utilization of the currently unused industrial space, NERAMAC intends to lease out the property to prospective parties interested in establishing any kind of commercial venture in agricultural/related activities.

2.INSTRUCTIONS TO PARTICIPANTS:

- a. Participant is required to read carefully the contents of this document and is expected to examine all instructions, forms, terms and conditions in the RFP document before submission, failure of which may result in rejection of the Proposal.
- b. Interested parties may visit and inspect the site during office hours (9:30AM – 5:30PM) for before submission of their proposals. Proposal shall be considered for evaluation only upon accepting the terms and conditions of the RFP.
- c. Eligible selected party/parties shall have to sign a Lease Agreement with NERAMAC after completion of selection process.
- d. All pages of the submitted Proposal accepting the terms and conditions should be signed and sealed by the Participant.

3. GENERAL TERMS & CONDITIONS

- a) The Lease of the industrial property shall be granted to the successful party on **“AS IS WHERE IS BASIS”** who shall be fully responsible for its maintenance and security keeping it free from encroachments or any land related violations from external agencies.

- b) The Lease shall be granted for a period of **15 years**. On expiry, NERAMAC may consider renewal for a further period, depending upon proper utilization of the land by the party. Any such renewal/extension of the Lease Period shall be at the sole discretion of NERAMAC's Competent Authority.
- c) The selected party shall deposit **3 (three) months** Lease Rent plus all applicable taxes as Security Deposit within **10 (Ten) days** from the date of signing of Lease Agreement in the form of TDR/ FDR/ CDR pledged in favour of NERAMAC Ltd., drawn on a scheduled commercial Bank with auto renewal facility till the expiry of the agreement. Said amount shall be refunded on expiry of the agreement after deduction if any.
- d) The selected party shall be provided a gestation period of **3(three) months** for mobilization and setup starting immediately from the date of handing over of the land. Payment of **50% Lease Rent shall be applicable for 2 months thereafter**. 100% lease money would be applicable from the 6th(**sixth**) month onwards.
- e) In addition, once production commences, the successful Party shall share with NERAMAC **2.5 percent (2.5%) of total sales per month**.
- f) No Sub-license/ Mortgage/ lien shall be created during the subsistence of the Lease Period.
- g) The selected Party shall comply with all Laws applicable to lease out of land, and file such reports, notices, and other communications, as may be required by any governmental agency, only with prior intimation and approval of NERAMAC.
- h) Electricity, water, maintenance of any established setup in the leased property shall be borne by the selected Party.
- i) Any major alterations or modifications to existing structure, machinery or equipment in the leased property shall be done only after prior intimation to NERAMAC.

4. ELIGIBILITY CRITERIA

- a. The Participant should be an Individual/Sole Proprietorship registered Firm/Partnership firm/Registered Cooperative Society/Company incorporated under Companies Act, Joint Ventures (Not more than 2 partners and should be financially capable to invest fund from either own source or secured loan or unsecured loan in order to utilise the existing facility to the maximum extent possible in a commercially viable manner.
- b. Copies of Articles of Association/ Memorandum of Association (in case of registered companies), Bye laws and certificates of registration (in case of registered cooperative societies), Registered Partnership deed (in case of partnership firm), relevant Registration Certificates/ Deeds (in case of individuals/Proprietorship), Trade License must be furnished.
- c. The Participant should have valid Registration Certificate/ Trade License/GST Registration/ FSSAI, issued by competent authority or particulars of Registration Certificate issued by various Agencies/Authorities or should be in a position to obtain it.
- d. Power of Attorney/Authority Letter to sign the RFP Document as applicable.
- e. The intending Participant should have an annual turnover of more than Rs. 1.00 Cr from business. Turnover certificate from an independent Chartered Accountant should be submitted.
- f. Bank Solvency certificate certified by the Bankers should be furnished along with the RFP.
- g. Consideration shall be given to participants having business operations and experience related to agriculture in the North Eastern Region.

FORM-A

(Company/Firm's letter head)

To

The Managing Director,
NERAMAC LTD. Ltd.
9, Rajbari Path, G.S
Road, Guwahati,
Assam781005

**Subject: RFP for Lease Out of Industrial Property at Teldhala, Mankachar, Assam
On As Is Where Is Basis.**

Dear Sir,

The undersigned having read and examined the RFP document in detail do hereby offer my participation with the information given below:

Ser	Information	Details
1.	Name of the Participant (In capital letters)	
2.	Status: (Sole proprietorship/registered Firm, Partnership Firm/ registered Cooperative Society/Company incorporated under Companies Act) with details and proof thereof	
3.	Registered Office Address:	
4.	Telephone No.	
5.	Email/Website:	
6.	PAN No: (Copy to be enclosed)	
6.	GST Registration No: (Copy to be enclosed)	
7.	Trade License: (Copy to be enclosed)	
8.	Annual Turnover	
9.	Proposal Document Attached	
10.	Proposed Lease rent per month (in lakh)	

Signature of the Participant with Seal

We enclose herewith the following documents along with the proposal:

1. Copies of Articles of Association / Memorandum of Association (in case of registered companies), By laws and certificates for registration (in case of registered co-operative societies), Registered Partnership deed (in case of partnership firm), relevant Registration Certificates/ Deeds (in case of individuals/Proprietorship).
2. Trade License.
3. Self-attested copy of PAN/TAN card, and GST registration of the Participant.
4. Power of Attorney/Authority Letter to sign the RFP Document as applicable.
5. Self-attested copies of Supporting Documents.
6. Complete Proposal Document.

Date:

(Signature of the Participant)

Along with seal/stamp

Name :

Designation:

Signature of the Participant with Seal

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