

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

## **SIKARIA MEGA FOODPARK (P) LIMITED**

CF-9 SECTOR 1, SALT LAKE CITY,  
KOLKATA – 700064  
PHONE NO. +91 33 2337 2892/ 2893  
FAX NO. 91 33 2337 2894  
EMAILS ID. [mail@sikariagroup.in](mailto:mail@sikariagroup.in)  
WEB SITE. [www.tripuramegafoodpark.com](http://www.tripuramegafoodpark.com)

### **NOTICE INVITING EXPRESSION OF INTEREST FOR ALLOTMENT OF SIKARIA MEGA FOOD PARK INDUSTRIAL PLOTS AT TULAKONA,AGARTALA SUB -LEASE HOLD BASIS (PHASE-I)**

#### **NIT NO. SMFPL/NIT/2012-13/3**

Sikaria Mega Food Park (P) Limited invites sealed tenders for allotment by way of **transfer on “Sub-Lease” basis** for **10 vacant Industrial Plots** of Land of Plot No’s as indicated and Earmarked in the layout plan of the plot as described in the Annexure- I of the EOI document for the purpose of setting up of industries for Food processing units at Tulakona, Agartala. Last date and time for receipt of offers expressing interest shall be up to **14:00 Hrs. on 30<sup>th</sup> October, 2012**

An Earnest Money amounting to Rs 20000/- (twenty thousand only) for each of these plots of lands shall have to be deposited only through Demand Draft/ Bankers’ Cheque/ NEFT/ RTGS in favour of **Sikaria Mega Food Park Private Limited payable at Kolkata** along with the application. Offers without EMD will be rejected outright and will not be considered. EMD (without interest) of unsuccessful bidders shall be refunded after final selection while that of successful bidders shall be adjusted against the offered Lease premium.

Documents complete in all respect and signed on all pages in a sealed envelope containing the offer along with the Earnest Money should be super-scribed “OFFER FOR ALLOTMENT OF SIKARIA MEGA FOOD PARK INDUSTRIAL PLOTS OF LAND (PLOT NO. AS GIVEN IN ANNEXURE I) IN TULAKONA, AGARTALA, TRIPURA have to be submitted at CF-9, Salt Lake, Kolkata- 700064.

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

Offers shall be opened at the same place at **16:00 Hrs.** on the same day i.e. **30<sup>th</sup> October, 2012** in presence of intending investors/applicants or their authorized representative who will choose to be present.

Sikaria Mega Food Park reserve the right to accept or reject any or all the offers at its sole discretion without assigning any reason whatsoever and the same will be binding on the applicants.

EOI documents containing Application Form with detailed terms and conditions and tender documents can be seen and downloaded from Co.'s web site: [www.tripuramegafoodpark.com](http://www.tripuramegafoodpark.com)

**For and on behalf of**  
**Sikaria Mega Food Park (P) Limited**  
**Chief Executive officer (CEO)**

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

| <b><u>Sl. No.</u></b> | <b><u>Description of Plot</u></b>      | <b><u>Area of the plot (In Acre)</u></b> | <b><u>Area of the plot (In Sqm)</u></b> | <b><u>Reserve price of land@ Rs.20 lakh Per acre i.e Rs. 494.19/sqm</u></b> |
|-----------------------|--|--|---|---|
| <b><u>1.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-1</u></b>  | <b>1.540</b>                             | <b>6250</b>                             | <b>3,088,688.00</b>   |
| <b><u>2.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-19</u></b> | <b>0.452</b>                             | <b>1831</b>                             | <b>904,862.00</b>   |
| <b><u>3.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-20</u></b> | <b>0.280</b>                             | <b>1134</b>                             | <b>560,411.00</b>   |
| <b><u>4.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-21</u></b> | <b>0.292</b>                             | <b>1183</b>                             | <b>584,627.00</b>   |
| <b><u>5.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-22</u></b> | <b>0.685</b>                             | <b>2775</b>                             | <b>1,371,377.00</b>   |
| <b><u>6.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-28</u></b> | <b>0.322</b>                             | <b>1305</b>                             | <b>644,918.00</b>   |
| <b><u>7.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-29</u></b> | <b>0.549</b>                             | <b>2222</b>                             | <b>1,098,090.00</b>   |
| <b><u>8.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-30</u></b> | <b>0.631</b>                             | <b>2556</b>                             | <b>1,263,150.00</b>   |
| <b><u>9.</u></b>      | <b><u>INDUSTRIAL PLOT NO IP-9</u></b>  | <b>0.428</b>                             | <b>1735</b>                             | <b>857,420.00</b>   |
| <b><u>10.</u></b>     | <b><u>INDUSTRIAL PLOT NO IP-10</u></b> | <b>0.514</b>                             | <b>2080</b>                             | <b>1,027,915.00</b>   |

\* Reserve Price of land is Rs. 20,000,00/- (Rs. Twents lakh only) per acre. Bidders have to quote percentage above + \_\_\_\_\_% of the reserve price fixed by SMFPL in price bid format in Annexure II

# **Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

## **1.Site Allocation**

The Site for the proposed Mega Food Park is located at Mouza Tulakona and Uttar Champamura, Sub Division Agartala.

The Bidders are hereby instructed to visit the site, study the physical parameters, working conditions, design and implementation scope and limitations, design parameters and all other design, execution and contract condition and if required, get clarifications on any issue regarding the same before submitting their offer in accordance with conditions and instruction set out herein. Upon submission of their offers, all the bidders shall be considered to have gone through the above mentioned process of rewarding study, site visit and allied formalities even if they have not done the same physically, and no excuse whatsoever in this regard shall be entertained at any stage of acceptance or rejection of offer, evaluation of bids or contract implementation

**2. Sikaria Mega Food Park Private Limited now invites sealed offers** for allotment of the plots of land in the Sikaria Mega Food Park at Tulakona, Agartala in the form of 'Expression of Interest' by way of transfer on 'Sub-Lease' basis for 10(ten) number of vacant plots of Land as described in the schedule from eligible intending Investors as described fully at Annexure -I.

## **3. Expression of Interest**

The applicants, as defined in Annexure I, are eligible to express their interest for the project, provided they have the requisite Registration, License and / or Authority as required in the specific Statute as are applicable to them.

## **4. Financial qualification**

The applicant must have the adequate average annual turnover for the last three financial years ending on 31st March, 2012.

## **Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

### **5. Offer Price of the plots of land**

The offer price of the land plots is @ Rs. 20 Lakhs per acre (Rupees Twenty Lakhs per acre) i.e RS. 494.19/sqm as one time lease premium, applicable for each of the plots of land offered. In addition to this, the allottee has to pay monthly lease rent @ Rs. 2500 per acre (Rs. Twenty five hundred per acre) and water charges @ Rs 5.00/- per KL (Rs. Five per KL) on actual consumption basis

### **6. Earnest Money Deposit**

An Earnest Money amounting Rs. 20,000/- (Rs.Twenty Thousand only) for each of these plots of land shall have to be deposited only through Demand Draft/Banker's Cheque/NEFT in favour of **Sikaria Mega Food Park Private Limited**. payable at Kolkata along with the application. Offers without EMD will be rejected outright and will not be considered. EMD (without interest) of unsuccessful bidders shall be refunded after final selection while that of successful bidders shall be adjusted against the offered lease premium. If the successful bidders in any case fails to comply any term or condition expressed in this EOI, his EMD will be forfeited. In case of payment through NEFT/RTGS the EM amount must be credited to Sikaria Mega Food Park Private Limited account within 30/10/2012 failing which the application will be treated as cancelled. The account no and IFS code of Sikaria Mega Food Park Private Limited may be collected from the account section of Sikaria Mega Food Park Private Limited.

### **7. Eligibility Criteria for allotment of land**

Small and Medium Entrepreneurs who like to invest in food processing sector for setting up industries in Tripura Mega Food Park will be given preference

### **8. Condition of Allotment**

- i. The Applicants may apply for any particular plot of land as stated in the schedule according to their choice. They should quote the amount which they would like to offer for that particular plot of land keeping in view the Reserve Price fixed hereinabove.
- ii. All development activities envisaged by the bidders must be started within 6 months of delivery of the possession of the land plot and must be completed within **two years** there from. Allotted Land / Area not utilized by the allottee shall be liable to forfeiture.

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

**9. Mode of Application**

i. The Expression of Interest must be submitted in two separate sealed packets as PACKET-A & PACKET-B which must be placed in a larger packet mentioning the name and Address of the applicant super-scribing “OFFER FOR ALLOTMENT OF SIKARIA MEGA FOODPARK PRIVATE LIMITED PLOT OF LAND (PLOT NO.....) IN Sikaria Mega Food Park at Tulakona, Agartala

ii. PACKET-A must contain (a) Earnest Money amounting Rs. 20,000/- (Rs. Twenty Thousand Only) in the form of Demand Draft/Banker’s Cheque/NEFT in favour of **Sikaria Mega Food Park Private Limited. payable at Kolkata**, (b) Application as per Proforma (Annexure-‘A’) along with (c) Organisation Details (Annexure- ‘B’) and (d) Power of Attorney (Annexure-‘C’) with the following documents as the technical qualification of the applicant.

- Company Profile and Status including location of head office and other domestic/overseas offices.
- Registration document from appropriate / concerned authority
- Annual Report (with audited accounts) for the last three financial years
- Signed Statement of average Annual Turnover of the last three financial years ending on 31st March, 2012
- Report on shareholding pattern

iii. Without fulfilling the technical qualification(s), the PACKET –B will not be opened. If any information furnished by the applicant is found to be incorrect/ misrepresentative, the application will be treated as cancelled.

iv. PACKET-B must contain an application for quoting the total amount which the Applicant like to have against the given price, with Time bound Plans and Program for the Project against the given terms and conditions in the prescribed Proforma as per Annexure II.

For any queries and clarification the following Officers of Sikaria Mega Food Park Private Limited may be contacted:-

|  |   |
|--|---|
| <p><b><u>Chief Executive Officer</u></b><br/><b><u>G.C. Mukherjee</u></b><br/><b><u>Phone no 033- 40669256</u></b></p> | <p><b><u>AVP (Finance &amp; Accounts)</u></b><br/><b><u>Ankit Chaturvadi</u></b><br/><b><u>Phone no 033- 23346524</u></b></p> |
|--|---|

## **Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

### **10. Mode of Allotment**

Allotment in respect of a particular plot of land will be made in favor of the Applicant- Investor who will qualify in terms of eligibility conditions and who have offered to pay the 'One time lease Premium' for that plot of land not below the amount fixed by Sikaria Mega Food Park Private Limited. **Industrial plots will be allotted to the highest bidder**

### **11. Payment Terms**

50% of the lease premium will be payable within 30 days of selection, another 25% within 60 days of selection, and another 25% within 90 days of selection. Failure to meet aforesaid payment terms would lead to cancellation of the offer of allotment and forfeiture of the deposit, if any.

### **12. Other details of the plots.**

- Each plot is a standalone plot for which separate sets of application have to be submitted for separate plots with separate Earnest Money. If any plot is surrendered after being highest bidder, the Earnest Money will be forfeited
- The lessee will have to pay the Municipal Tax and Fees
- For any kind of sub-leasing or for further assignment, the **permission** of Sikaria Mega Food Park Private Limited is essential. Conditions of assignment will be governed by the conditions of the lease. If sub-lease condition is not violated, the sub-lease may be renewed with the same usage proposal of the plot at negotiable rate.
- Charges for construction / final power, water connection/usage, sewer connection etc when payable, have to be borne by the lessee.
- The right of record of land will remain in the name of Sikaria Mega Food Park Private Limited
- Sikaria Mega Food Park Private Limited reserves the authority to cancel / defer / postpone /extend this EOI without specifying any reason.

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

**13. Opening of bid**

OFFERS shall be opened at of Sikaria Mega Food Park Private Limited, CF – 9, Sector – 1, Salt Lake City, Kolkata-700064 at 16.00 Hrs. on **30/10/2012** in presence of Intending Investor-Applicants or their authorized representatives who will choose to be present.



# Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis

## Letter of Offer and Intent

## Annexure – A

(Letter head of the Applicant-Investor including full Postal Address, Telephone No., Fax No. and Email ID)

(As applicable)

Date:

**To**  
**Sikaria Mega Food Park Private Limited,**  
**CF – 9, Sector – 1,**  
**Salt Lake City,**  
**Kolkata-700064**

**Subject: Request for allotment of an Industrial Plot at Sikaria Mega Food Park Private Limited, Plot of Land (plot no.       ) in the Mega Food Park in Tulakona, Agartala**

Sir,

Being duly authorized to represent and act for and on behalf of \_\_\_\_\_(herein name the Applicant Investor Company), and having studied and fully understood all the information provided in the instant Document, I, ....., the undersigned hereby like to express interest for allotment of a Sikaria Mega Food Park Private Limited Plot of Land being plot no..... in Mega Food Park in Tulakona ,Agartala, on Sub-lease basis by Sikaria Mega Food Park Private Limited Details of our organization have been furnished in 'Annexure-B" hereto.

2. Offer as given in Annexure II, duly filled and signed on each page is enclosed in a sealed envelope marked "Expressions Of Interest for Sikaria Mega Food Park Private Limited plot No. .... at Mega Food Park in Tulakona, Agartala," in Packet 'A'.

3. Details of the Earnest Money amounting Rs. 20,000/- (Rs. Twenty Thousand Only) and the form of payment in favour of **Sikaria Mega Food Park Private Limited, payable eat Kolkata.**

4. Sikaria Mega Food Park Private Limited is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the offer.

5. Sikaria Mega Food Park Private Limited and its authorized representatives may contact the following person:-

Name of the Person/s:

Address:

Phone:

Fax No:

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

6. This Intention is expressed with full understanding that:

a. Sikaria Mega Food Park Private Limited reserves the right to reject or accept any offer, modify / cancel the EoI process, and/or reject all or any of the Offers.

b. Sikaria Mega Food Park Private Limited shall not be liable for any of the above actions and shall be under no obligation to inform the applicants of the same.

7. I, the undersigned do hereby declare that the statements made, and the information provided in the duly completed Bid forms enclosed are complete, true and correct in every aspect.

8. We have read the terms and conditions of the offer detailed in the EoI Notice and are willing to abide by them unconditionally.

9. The offer made by us is valid for 90 days from the date of closure of EoI. We understand that Sikaria Mega Food Park Private Limited may require us to extend the validity of the offer for such period as may be determined by Sikaria Mega Food Park Private Limited at its discretion.

10. In case our offer is accepted and if we fail to pay the amount in the manner specified by Sikaria Mega Food Park Private Limited the amount of Earnest Money and any further installment(s) paid by us under this offer shall stand absolutely forfeited by Sikaria Mega Food Park Private Limited

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental or otherwise, will bear sufficient justification for Sikaria Mega Food Park Private Limited to reject our offer and/or to cancel the award of lease.

**Yours Faithfully,  
For and on behalf of**

\_\_\_\_\_  
**(Name of the Investor-Applicant Company)  
Signature of the Authorised Person**

**Full Name**

**(Designation)**

**Name of the Company**

**Address**

**Date**

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

**Annexure – I**

**Organisation Details**

1. Name & full address of the Organization:

Address (regd. Office):

Email:

Telephone No. & Fax:

Website:

2. Location of Head office & other domestic/overseas offices:

3. Management Structure:

4. Principal Activities of the Company:

Investment in SMFPL, Mega Food Park at Tripura for setting up of Food Processing Units

5. Share Holding Pattern:

6. Chief of the Organization:

Telephone: / email Id:

7. Contact Person:

Telephone/ Fax / email:

8. Registration details

9. PAN No. (Enclose certificate):

Signature of the Authorized Person

Full Name -

Designation

Name of the Company

Address

Contact No

E-mail

Date

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

10. Turnover of the Company for the last 3 years (enclose certificate from the Chartered Accountant):

| <u>Year</u>   | <u>Turnover (in Rupees – crores)</u> |
|---------------|--------------------------------------|
| 2008-09 ----  |                                      |
| 2009-10 ----- |                                      |
| 2010-11       |                                      |

**Signature of the Authorised Person**

Full Name -

Designation

Name of the Company

Address

Contact No

e-mail

Date

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

**Annexure -C**

**FORMAT FOR POWER OF ATTORNEY FOR SIGNING THE LETTER OF INTENT**

(On a Stamp Paper of relevant value)

**POWER OF ATTORNEY**

Know all men by these presents, that we ..... (Name and address of the registered office) do hereby constitute, appoint and authorize Mr./Ms..... (Name and address of residence) who is presently employed with us and holding the position of .....as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid for the purchase of Mega Food Park at Tulokona, Tripura plots of land, including signing and submission of all documents and providing information / responses to SIKARIA MEGA FOODPARK (P) LIMITED, representing us in all matters before SIKARIA MEGA FOODPARK (P) LIMITED, and generally dealing with SIKARIA MEGA FOODPARK (P) LIMITED in all matters in connection with our offer and Intent. We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature)

I Accept

.....  
(Signature)

(Name Title and Address of the Attorney)

# PRICE BID

**Expression of Interest for allotment of industrial plots of Sikaria Mega Food Park at Tulakona, Agartala on Sub- Lease basis**

To  
SIKARIA MEGA FOODPARK (P) LIMITED  
CF-9 SECTOR 1, SALT LAKE CITY,  
KOLKATA – 700064

**Annexture - II**

Sub: Application for land space in the Mega Food Park at Tulokona, Tripura  
Ref: Eol Notice vide no \_\_\_\_\_, dated: \_\_\_\_\_ of SIKARIA MEGA FOODPARK (P) LIMITED

In reference to the above mentioned Notice of the Expression of Interest for the land space in the Mega Food Park at Tulokona, Tripura the undersigned express the wiliness to take a plot of land as stated below against all declared terms and conditions.

**Plot No:**

2. In this connection we do also like to inform you that we are agreeable to pay the one time lease premium+ \_\_\_\_\_ % above the reserved price of Rs. 2,000,000/- (Twenty Lakh Only) per acre as indicated in the description of plot in page no Rs. 3, fixed up by SIKARIA MEGA FOODPARK (P) LIMITED. amounting @ Rs. \_\_\_\_\_ Lakhs per acre (Rupees \_\_\_\_\_per acre) for the said plot of land. We shall also pay Lease rent @ 2500/- per acre and water charges @ Rs. 5/- per KL on actual consumption

3. We are agreeable to pay the annual Lease rent as stated above

4. Details of the Time bound plans and programme for the project which may be undertaken on this plot of land are enclosed herewith.

Yours faithfully,

**Yours faithfully,  
Authorised Signatory**