

**SPICES BOARD
MINISTRY OF COMMERCE & INDUSTRY
GOVT OF INDIA, KOCHI-25, KERALA**

***Invitation of Expression of Interest (EOI) for the Operation of the
Common facilities established in the Spices Park at Puttady,
Kerala.***

Spices Board, Ministry of Commerce & Industry, Government of India has established a Spices Park at Puttady of Idukki District of Kerala. The Spices Park is a common infrastructure facilities meant for the processing of Spices like Cardamom and Pepper. The existing Spices Park consist of the facilities like compound wall, wide roads, uninterrupted water and power supply, Weigh Bridge, Bank Counter, Canteen, Administrative Block, Business Centre, Sales Counter, Steam Sterilization Unit, Warehouses etc.

M/s Flavourit Spices Trading Limited, a Company constituted by Spices Board and duly authorized by Spices Board in this regard invites expression of interest from eligible firms/individuals for leasing out the processing and other infrastructure facilities including warehousing facilities available in the Spices Park. The details of the warehouse area, processing facilities and other infrastructure facilities available at Spices Park Puttady ANNEXURE-II. The leasing /renting of facilities will be subject to terms and conditions set below in annexure I Those who are interested to take the warehouse on lease/rent basis may submit their EOI along with detailed profile of their company/firm, detailed processes planned to be undertaken on the leased/rented facilities and storage plans in ware house , financial capabilities, etc. along with reliable proof to the satisfaction of Spices Board/FSTL., in the prescribed format given in ANNEXURE-I on or before **15th Dec. , 2021**. The EOI should be in a sealed cover and addressed to Shri AP Beneeshmon, Director FSTL, Spices Board, Sugandha Bhavan, NH By pass, Palarivattom, Kochi-682025. The quotation can be either submitted directly to M/s FSTL, Cochin, Sugandha Bhavan, Spices Board Kochi-25 or to the Office of the Spices Board at Puttady under due intimation to FSTL in the address given. The contact point and the address details of Regional Office Spices Board at Puttady are given hereunder.

Contact & Address details.

The Assistant Director,
Spices Park, Puttady, 685551

Annexure I

Terms and Conditions.

1. The facilities available at the Spices Park, Puttady are detailed in the annexure. Upon entering into lease or rental contract the lessee or person taking the facilities on rent will have to physically verify each item and to give proper acknowledgment about the existence and or condition of each item.
2. The Spices Park has sufficient road access. Maintenance of road/ pavement etc inside the park will be the responsibility of the lessee.
3. The warehouses and processing facilities will be leased/rented out in as is where is condition. Spices Board/FSTL will not undertake any repairs and replacement to facilities or incur any cost thereof.
4. The area of warehouses has been specified against the corresponding heading in the annexure.
5. The warehouses will be leased/rent out for a period of **five** years from the the date of handing over/signing the agreement.
6. The annual maintenance of all the facilities should be carried out by the lessee.
7. The warehouses can be used mainly for storing spices, however, other agriculture commodities can also be stored along with spices. Storage of Chemicals, inflammable articles contra banned goods and hazardous articles will not be permitted.
8. The lessee or person taking on rent should allow access of men and materials to the park with proper identification. Entry of unauthorized persons of any sort should be strictly prohibited. Photograph of the area should be allowed only with prior permission.
9. The lessee or person taking on rent will have to comply with all rules and regulations and laws applicable to the facility rented /leased. Spices Board/ FSTL will not undertake any responsibility for non-compliance of laws and for any hazard to the facility, injury/death of workman engaged by the lessee/person taking on rent.
10. The facility in total will not be granted on lease or rent for a shorter period of less than 60 months (five Years) form the date of agreement.
11. The ware house should be properly disinfected /protected against pests and fungus at the cost of lessee/or person taking on rent.
12. All taxes and levies on the facility and obtaining and renewals of all licenses will be to the account of Lessee or person taking on rent.
13. The warehouses can be used for the purpose of storing cereals and non-agriculture commodities subject to clause 7 above.

14. The selection criteria will be based on the financial quotes and capability of the party to run the lease /rent arrangement. In case of any dispute in this regard the decision of the Secretary Spices Board will be final.
15. M/s FSTL will provide electricity for running the warehouse on payment basis against bills raised by KSEB. The segregation of power consumed by spices Board operated facilities such as auction center will be according to KWH consumed by each facility where there is separate metering arrangement and in its absence according to connected load of each facility of Spices Board as determined by KSEB or any other competent person. The Electricity charges in respect of the facilities leased will be met by the lessee on pro rata basis.
16. The facilities should be covered by fire policy and installation and maintenance of necessary fire safety equipment and timely renewal of policy will be the responsibility of the lessee or person taking on rent. Premium paid on policy including renewal premium will not be reimbursed by Spices Board or FSTL.
17. Construction/modification of facilities of any sort will not be allowed in the park without the written permission of Spices Board or FSTL.
18. The lessee should not sublease/alienate/mortgage or give as security any portion or full of the facility.
19. Detailed terms and conditions on all relevant matters in connection with the lease/rent will be included in the Agreement to be executed for handing over the facility.
20. The maintenance of generator and water pump installed at the park will be the responsibility of lessee.
21. The financial quote should be on annual basis which will be subject to escalation @10% per annum from the enhanced lease rent of previous year. Opportunity will be given to selected persons to give financial quote after submitting EOI.
22. Approximately 2.5 hectores of cardamom planting area is available within the park, the area will also be leased on rental basis plus 25% of the amount realized out of the total yield.
23. The Board will schedule a pre-bid meeting of the EOI applicants to finalize the terms and conditions of the lease and the selection will be based on the lease rent quoted and lease rent has to be remitted before the 5th day of the succeeding month.
24. The successful bidder has to remit a security deposit of 10 lakhs in the form of bank guarantee till six months from the expiry of lease period.
25. The successful bidder has to keep the premises clean and beautiful including routine maintenance of surroundings
26. The Lessor will provide valid AMC in respect of DG sets .License for firefighting system and it is the responsibility of the lessee to renew the AMC and licenses in time to during the lease period
27. All the licenses in respect of operation of the ware house /processing facility etc. are to be undertaken by the lessee.
28. Sufficient water supply is available in the park, it is the responsibility of the lessee to maintain uninterrupted supply of water during the lease period.

29. On termination of the lease period, the cardamom planting area as mentioned in point no.22 has to be handed over to the Spices Board/FSTL in as is where is condition.
30. The following facilities are excluded from the lease.
- a. Administration building, auction hall, training hall.
 - b. Space occupied by the Bank.
 - c. Space reserved for FSTL store
 - d. Space reserved for Laboratory
 - e. Space reserved for the sales outlet Of FSTL and ICRI.
 - f. Boards Guest House.
 - g. Storage space in white pepper plant.
31. Spices Board/FSTL has the right to terminate the agreement by giving a notice of one month upon unsatisfactory performance of the lessee or upon violating/ non complying with the terms and conditions of the agreement.

Those who are interested to visit the warehouse / facility may contact our regional office at Spices Park, Puttady on any working day from 9am to 5.30 pm.

Assistant Director,
Spices Board Regional office Puttady
Mob 8731946555

AP Beneeshmon
Deputy Director Spices Board.
Head Office, Kochi
Mob 9400363854

Annexure I continued---

Application for submitting the Expression of Interest (EOI) for the operating the facilities in the Spices Park at Puttady

1.	Name of the Firm / Company/ Applicant & address	
2.	Nature / legal status (attach copy)	
3.	Whether registered with Spices Board as exporter. If so, indicate the Registration No.	
4.	Name of the Contact Person & Designation , Postal Address, Phone/ Mobile, Email	
5.	PAN Number of the applicant/ Firm	
6	Details of GST registration (Attach copy)	
7.	Details of present business activities and type of commodities dealt with	
7.	Furnish the details of previous experience in running and maintenance of a spice processing unit (Attach supporting document)	
8.	If already have a spice processing facility of your own, (Please furnish details)	
9.	Annual Turnover a) Domestic b) Exports (Attach supporting documents)	
10.	Any other relevant information	

Place:

Date:

Name:

Signature:

Seal of the Firm/company

Annex – II

Details of Processing and Storage Facilities available for leasing at Spices Park,
Puttady

1-WAREHOUSES

Sl No	Description/ Machineries	Area	Capacity	Nos
WAREHOUSES				
1.	Dry Godown-1	5000 Sqft.	825 T	
2.	Dry Godown-2	5000 Sqft.	825T	
3.	PUF Godown with No of A/c	5800 Sqft.	970T	
4.	Storage Space in Pepper Plant	3704 Sqft.		

2-OFFICE SPACE

Sl No	Description/ Machineries	Area	Capacity	Nos
OFFICE SPACE				
1.	Area in the first floor of the Bank Building	450 Sqft.		
2.	FURNITURES			
	Chair			10
	Table			1
	Cupboard			1

3-DRYING YARD

Sl No	Description/ Machineries	Area	Capacity	Nos
DRYING YARD				
1.	6727.44 Sq mt concrete drying yard with Bird's Fencing	6727.44 Sq mt		

4-WEIGHING MACHINES

Sl No	Description/ Machineries	Area	Capacity	Nos
WEIGHING MACHINES - ESSAE Brand - 4 Nos				
1.	WASHING MACHINES - ESSAE Brand	-	150	1
2.	"	-	600	1
3	"	-	500	2

5-CARDAMOM PLANT

Sl No	Description/ Machineries	Area	Capacity	Nos
CARDAMOM PLANT		9687.6 Sq.ft		
1.	Elevators			6
2.	Decorticator -			
3.	DeStoner			1
4.	Grader No of Grades with Seves			1 10
5.	Packing Machine- Bulk			
6	Packing Machine - Consumer Packing			
7	SPECTRUM Brand Color Sorte			
8	Office Space in Cardamom Plant	450 Sq.ft		
9	Furnitures in Office Space			
	Chair			4
.	Table			1
	Computer			1
	Scanner			1
	Printer			1
	UPS			1

6-PEPPER PLANT

Sl No	Description/ Machineries	Area	Capacity	Nos
PEPPER PLANT				
1.	Elevators Nos			8
2.	DeStoner			1
3.	Magnetic Separator			1
4.	Grading Machine			1
5.	Packing Machine -			3
6	Consumer Packing			
7	Roaster.....			
8	Grinder		500 KG	1
9	Crusher		250 KG	1

NB: (White pepper plant not included)

7-STEAM STERILIZATION

Sl No	Description/ Machineries	Area	Capacity	Nos
STEAM STERILIZATION				
1.	JB Brothers Brand			
2.	250 Kg/Hr Capacity with Batch Process	250 Kg/Hr		1

8-BOILER HOUSE

Sl No	Description/ Machineries	Area	Capacity	Nos
BOILER HOUSE		1149.5 Sq Ft.		
1.	Boiler 2 Ton			1
2.	Pump			2
3	ID Fan			1
4	FD Fan			1
5	Bucket Elevator			

9-CHILLING PLANT

Sl No	Description/ Machineries	Area	Capacity	Nos
CHILLING PLANT 252.9 Sq Ft.				
1.	Trolley			8
2.	Chiller			1
3	Pump			3
4	Vacuum Pump with Motor			1

10-STERILE ROOM

Sl No	Description/ Machineries	Area	Capacity	Nos
STERILE ROOM Sq ft 1248.6				
1.	Sterile Room	Sq ft 1248.6		

11-WASHING & DRYING FACILITY

Sl No	Description/ Machineries	Area	Capacity	Nos
WAHING & DRYING FACILITY				
1.	Washing Capacity		300 Kg	1 No
2	Dring Fuel			
3	Drying Capacity			1

12-POWER BACKUP SUPPLY SYSTEM

Sl No	Description/ Machineries	Area	Capacity	Nos
POWER BACKUP SUPPLY SYSTEM				
1.	DG Set - 125 KVA for Cardamom Plant			
2	DG Set - 320 KVA for Pepper Plant			
3	DG Set - 250 KVA for General purpose			

13-PALLET TRUCK

S1 No	Description/ Machineries	Area	Capacity	Nos
PALLET TRUCK				
1.	Capacity		2500 Kg	
2	Nos			5
3	Accessories			

14-FORK LIFT

S1 No	Description/ Machineries	Area	Capacity	Nos
FORK LIFT				
1.	Capacity			
2	Nos			1

15-PLASTIC PALLET

Sl No	Description/ Machineries	Area	Capacity	Nos
PLASTIC PALLET				
1.	Plastic Pallet			180
2	Specification			