



**GOVERNMENT OF SIKKIM  
HORTICULTURE AND CASH CROP DEVELOPMENT DEPARTMENT  
KRISHI BHAWAN, TADONG**

**LEASE TENDER NOTICE**

On behalf of the Governor of Sikkim, Horticulture & Cash Crop Development Department, Government of Sikkim invites interested parties to operate and run, a 7.5 tons per day Fresh Ginger Processing Plant for making fresh ginger oil, cleaned wax ginger and ginger powder unit facility set up under the technical guidance of NIIST National Institute of Interdisciplinary Science and technology CSIR, Trivandrum at Birdang Government Horticulture Farm in the West district with an investment of Rs 400.00 lakhs (Equipment/civil infrastructure/Land). Technical and commercial bid has to be submitted separately clearly indicating experience in marketing of the organic fresh ginger within and outside the country. The lease period will be for 15 years.

**OTHER TERMS AND CONDITION**

1. The list of the Processing Plant equipments/civil infrastructure is enclosed along with the Tender Document which is available from the office of the Joint Director Accounts, Horticulture & Cash Crop Development Department, Krishi Bhawan, Tadong, 737102, Gangtok Sikkim (Telephone 03592/1132614-231960)
2. Non transferable tender documents can be collected from the office of the Joint Director Accounts, Horticulture & Cash Crop Development Department, Krishi Bhawan, Tadong, Gaangtok Sikkim on payment of Rs 30,000.00 (Thirty thousand) in the form of Demand Draft in favour of Joint Director Accounts between 10.00 AM to 2.00 PM on all working days **from 28/10/10 to 26/11/10.**
3. Earnest Money in the shape of Demand Draft should be enclosed with the Tender Document in favour of Joint Director Accounts, H&CCD Department, Krishi Bhawan, Tadong Gangtok Sikkim payable at Gangtok for Rs.10.00 Lakhs (Ten lakhs)
4. The last date and time for receipt/submission of the tender documents by hand /or by post is **on or before 26/11/2010 by 2 PM.**
5. The H&CCD Department, Government of Sikkim will not be responsible for non receipt of or loss of tender document/offers in the postal transit
6. Parties having enough experience in marketing of organic ginger within and outside the country may respond
7. Tender opening time and date will be indicated in the tender document to be opened in the presence of such tenderer who may desire to be present
8. Undersigned reserves the right to reject any application without any reason thereof even though the applicant may primarily satisfy the pre – qualification set in the tender notice

**DIRECTOR  
HORTICULTURE & CCD DEPARTMENT**



**GOVERNMENT OF SIKKIM  
HORTICULTURE AND CASH CROP DEVELOPMENT DEPARTMENT  
GANGTOK SIKKIM**

No...../...../.....

DATE.....

1. Last date and time for receipt of the tender documents **26/11/10 at 10.00 to 2 pm.**
2. Opening date and Time of Tender **on 29/11/10 at 2 pm.**
3. Place : Krishi Bhawan, Tadong, Gangtok Sikkim

**LEASE TENDER DOCUMENT**

**LEASE FOR OPERATE AND RUN A 7.5 TON PER DAY FRESH GINGER PROCESSING FACILITY SET UP WITH NIIST (CSIR) TECHNOLOGY FOR 15 YEARS AT BIRDANG GOVERNMENT HORTICULTURE FARM IN WEST SIKKIM**

On behalf of the Governor of Sikkim Horticulture & Cash Crop Development Department, Government of Sikkim (herein abbreviated as H&CCDD) invites bid to operate and run a Ginger Processing Unit facility set up with NIIST (CSIR) technology at Birdang Government Horticulture Farm in the West District with an investment of Rs 400 lakhs (Equipment/Civil infrastructure/Land) having the following capacity and facility:

1. Capacity – 7.5 MT/day
2. Ginger washing/drying/grading/waxing facility
3. Ginger crushing/separation of cake & liquid/drying and making powder
4. Ginger oil extraction

The lease will be for a period of 15 years and 5 % extra amount shall be levied after every 5 years on the base amount till the end of the lease period. Competitive bids in two parts are called for from interested parties having experience in marketing of Organic Ginger within the country and outside the country and also having chain of market infrastructure linkage. The Government of Sikkim reserves the right to fix the floor price for raw material to be procured from the region.

Sl No	Name of unit	Minimum Base price	Earnest Money deposit	Cost of tender Form	Period of Lease
1	7.5 MT Fresh Ginger Processing Unit at Birdang Government Horticulture Farm in West Sikkim	15.00 lakhs	10.00lakhs	0.30 lakh	15 years

Schedule of the property: Annexure 1,2

## TERMS AND CONDITION

1. The competitor should have enough experience in marketing of organic processed ginger within and outside the country
2. Preference will be given to bidder having chain of market infrastructure linkage
3. The list of the Processing Plant equipments/civil infrastructure is enclosed along with the Tender Document which is available from the office of the Joint Director Accounts, Horticulture & Cash Crop Development Department, Krishi Bhawan, Tadong, 737102, at Gangtok Sikkim (Telephone 03592/1132614-231960)
4. Non transferable tender documents can be collected from the office of the Joint Director Accounts, Horticulture & Cash Crop Development Department, Krishi Bhawan, Tadong, Gaangtok Sikkim on payment of Rs 30000.00 (Thirty thousand) in the form of Demand Draft between 10.00 AM to 2.00 PM in favour of Joint Director Accounts, H & Cash Crop Development Department, Krishi Bhawan Tadong 737102, Gangtok Sikkim on all working days **from 28/10/10 to 26/11/10.**
5. Earnest Money in the shape of Demand Draft should be enclosed with the Tender Document in favour of Joint Director Accounts, H&CCD Department, Krishi Bhawan, Tadong Gangtok Sikkim payable Gangtok for Rs.10.00 Lakhs (Ten lakhs)
6. The last date and time for receipt/submission of the tender documents by hand /or by post is on or **before 26/11/10 by 2 PM.**
7. The H&CCD Department, Government of Sikkim shall not be responsible for non receipt of or loss of tender document/offers in the postal transit
8. Parties having enough experience in marketing of organic ginger within and outside the country may respond
9. Tender opening time and date will be indicated in the tender document to be opened in the presence of such tenderer who may desire to be present
10. Undersigned reserves the right to reject any application without any reason thereof even though the applicant may primarily satisfy the pre – qualification set out in the tender notice
11. The bidder should have business assets of Rs300.00 lakhs supported by a certificate of recognized Charter Accountant and valuation report.
12. Technical Bid is to be submitted with the EMD of Rs 10.00 lakhs in the form of Demand Draft payable to Joint Director Accounts, H&CCDD, Government of Sikkim. The Financial Bid is to be submitted in a separate sealed envelope. Envelope 1 will contain Technical Bid and Envelope – 2 will contain Financial Bid. Proof of the address should be submitted with the Technical Bid. These envelopes have to be submitted inside one cover duly sealed and delivered in the office of the undersigned or representative before 2.00 PM on the designated day. Envelope 1 will be opened after 11 AM on the same day in the presence of the tenderer or their authorized agent who may be present all that time. Based on the evaluation of the Technical Bid, suitable party will be shortlisted and their Financial Bid will be opened on a suitable day after intimation
13. The operation of the Boiler and other accessories should comply with the Indian Boiler Regulation Act and any other Act applicable from time to time
14. The last date for submission of the tender documents through hand or through post is on and **before 26/11/10.**
15. The H&CCDD department, Government of Sikkim shall not be responsible for non receipt or loss of tender document/offers in postal transit
16. That after finalization of the bid, the company who gets the contract shall not sub-let the infrastructure to any other third party and the said company shall not give sub-contract for the execution of the said project/work to any other party/parties
17. That the company who gets the contract shall engage proper and expert technician to operate the facilities and other expert technical officials for technical backup
18. That the entire assets viz equipments/civil infrastructures/annexure 1&2 in full functional condition should be handed over to the Department by the company after the expiry of the lease period.
19. That all damages caused to the entire assets viz equipments/civil infrastructure/annexure 1&2 by accident and carelessness of the workmen, technician engaged by the company or any material is wasted or is misused will be to the account of the company who gets the contract.
20. That in case of any dispute arising between the parties in respect of the aforesaid agreement or anything connected therewith, the same shall be referred to the decision of the arbitrator, one each to be appointed and as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification and re-enactment thereof for the time being. For the purpose of Arbitration, the Court of Gangtok shall have the jurisdiction

Annexure 1

**MAJOR LIST OF THE EQUIPMENTS**

1. Ginger washing system 750kg/hour
2. Conveyor (SS304)
3. M.S.Wash tank or cement tank
4. Hammer mill -36", SS 304
5. Screw Press
6. Drier
7. Micro Pulverize
8. Mechanical sifter
9. Packing machine
10. Waxing machine
11. Intermediate emulsion tank
12. Air conveyor drier
13. Juice holding tank
14. Condenser
15. Re-boiler
16. Steam distillation still
17. Oil/Water separator
18. Cooling tower
19. Boiler
20. E.T.P
21. Process water storage tank
22. 2000 liter Molded plastic tank
23. Instrumentation
24. Vibrating sifter
25. Weighing scale
26. Remi emulsifier
27. Electrical
28. Piping and gauges