



CENTRAL WAREHOUSING CORPORATION  
(A GOVT. OF INDIA UNDERTAKING)

Regional Office : Bay No. 39-42, Sector- 31-A, Chandigarh-160030

Phone : 0172-2656601

*Warehousing for Every One*

E-Mail : [rmchd@cewacor.nic.in](mailto:rmchd@cewacor.nic.in) : Website : [www.cewacor.nic.in](http://www.cewacor.nic.in)

**CWC/RO-CHD/Mktg./EOI/2024-25/**

**Date: 30.11.2024**

**Expression of Interest**

**Sub.- Inviting proposals for usage of rail sidings and vacant land at Central Warehouse, BD Pathankot-reg.**

Central Warehousing Corporation (CWC) is a NAVRATNA, Central Public Sector Undertaking. It provides integrated warehousing logistics services and has diverse presence in storage of food grains, Container Freight Station (CFS), Inland Container Depot (ICD), Custom Bonded Warehousing, Integrated Check Post (ICP), Air cargo complexes, Container Train operations (CTO), Rail-side warehousing, etc. CWC is desirous of utilizing its railway sidings available at CW BD Pathankot with an aim to provide end to end logistics solutions to clients. Further, it aims to offer vacant land parcels available at CW BD Pathankot.

CWC is desirous of proposals from interested parties in order to utilize the vacant land and railway sidings. Interested parties are requested to visit the site and send their proposal with detailed plan on how they will use the said land and sidings. The details of warehouse along with their addresses is enclosed herewith this EOI. Parties can make investment plan as per their requirement and leverage economy of scale for expanding their business. The land parcel and railway siding are in prominent place and can serve as a major business attraction for the companies.

This notice is to call for Expression of Interest to operate, maintain and develop existing rail infrastructure available at Central Warehouse, BD Pathankot on license and revenue sharing basis for a period of 10 to 20 years. Interested business individuals, firms, companies, Joint ventures, consortium, SPVs should provide information demonstrating that they have the required qualifications and relevant experience to perform the operating, maintaining and developing the Private Freight Terminals as per the requirements and norms of operation and maintenance of railway sidings, freight booking, handling (loading/unloading) and customer services.

**Salient Features of Central Warehouse BD Pathankot**

**Central Warehouse BD Pathankot:**

- |                                    |                     |
|------------------------------------|---------------------|
| 1. Railway Siding                  | - Yes, 1 Km approx. |
| 2. Railway Siding Godown Capacity  | - 62640 MT          |
| 3. Non-Railway Siding Godown       | - No                |
| 4. Open Space available            | -29.434 acres       |
| 5. Electronic Lorry Weigh Bridge   | - 60 MT             |
| 6. CCTV Camera Surveillance        | - 24x7              |
| 7. DGR Sponsored Security          | - 24x7              |
| 8. Handling and Transport facility | Available           |
| 9. ISO Certified.                  | Yes                 |



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- |   |   |
|---|---|
| 10. WDRA Registered   | Yes   |
| 11. Track Details   | Track 1: 617.22 mtrs.<br>Track 2: 617.22 mtrs.<br>Track 3: 617.22 mtrs.<br>Track 4: 579.12 mtrs.<br>Track 5: 579.12 mtrs.<br>Track 6: 579.12 mtrs |
| 12. No. of Godowns  | 10  |
| 13. Address: - CW Pathankot BD, Prem Nagar, Chakki Bank, Pathankot, Punjab-145001 |   |
| 14. Warehouse Manager: Sh. Balraj Kumar, Mob No: 9463116282                       |   |

**Note: 1. The details as indicated above are tentative and may vary subjecting to the joint physical verification by both the parties.**

**1. Invitation for EOI:**

- a. Central Warehousing Corporation seek for expression of interest for operations and maintenance of Private freight terminals with available infrastructure, professional and efficient terminal management, with the intent of traffic generation and throughput which in turn will expand the Private freight business horizon and cater to new traffic.
- b. Expressions of Interest are invited from entities with active interest in freight transport business and having experience in freight rail terminal operations, maintenance and management. The proposals should be based upon serious considerations and made with due diligence. Non- serious and / or frivolous proposals will not be considered.
- c. The proposals should be based on the understanding that the duration of agreement between the Central Warehousing Corporation and the partner shall not be less than 10 years; and all assets in the Central Warehouse, BD Pathankot, shall be the inalienable property of the Central Warehousing Corporation. The rail siding and other infrastructure/facilities will be handed over to Central Warehousing Corporation after the license period.
- d. The proposers should also clearly and separately indicate the financial model they intend to propose for the project.
- e. Central Warehousing Corporation reserves the right to call for submission of additional documents or any specific document, etc. required to be submitted in reference to the purpose of this EOI.
- f. Central Warehousing Corporation reserves the right to use information received in the replies to EOI for the project. Mere fact of responding to the EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent bid/operation and maintenance stage.

**2. Operation of the Railway siding and rail siding godown:**

- a. The Railway siding and rail siding godown will be operated as a facility with non- discriminatory access.
- b. The role of licensee operator will be to Operate and maintain the rail siding and siding godown as Private Freight Terminal like market for freight booking/disposal, facilitate access for booking of goods for customers, handling, loading, unloading of goods and their transportation and



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- arrangement of rakes etc.
- c. The PFT will be based on the revenue sharing model as finalized in the final bids to be decided at a later date.
  - d. The Terminal Operator shall be governed by all prevailing commercial rules and other statutory requirements for a rail freight terminal in respect of environment, pollution clearances, mining issues, state royalties, transport permits etc binding on business entities involved in running such freight terminals and consigning or receiving goods there from.
3. The methodology for further development of such terminals is a significant step towards having a full-fledged terminal developed and operated through professionals' expertise.
4. **Who should respond:**  
Central Warehousing Corporation would welcome response to the EOI from:
- a. Logistics services providers,
  - b. Port Terminal Developer/Operator,
  - c. Real Estate Developers,
  - d. Warehousing investors,
  - e. Financial institutions,
  - f. Warehouse Developers and Operators,
  - g. Freight Forwarders
  - h. Container Logistics Service Providers including Private Container Operators and
  - i. Bulk Commodity Consolidators and Transporters.
5. **How to respond:**
- a. The response to the EOI shall be submitted through mail at [eoichandigarh.cwc@cewacor.nic.in](mailto:eoichandigarh.cwc@cewacor.nic.in) before the last submission date and time. Bidders are requested to submit their EOI in advance and failure of last hour entry will not be entertained.
  - b. The EOI should be submitted by covering all aspects.
  - c. The language for submission of document shall be Hindi or English only.
  - d. All costs incurred by respondents in connection with the EOI shall be borne by respondents themselves.
  - e. Central Warehousing Corporation reserves the right to cross check and confirm the information/details furnished by the respondents in response to this EOI.
  - f. All the information submitted by the party through EOI will be kept as strictly confidential by Central Warehousing Corporation and will not be shared with any other party.

6. **Respondent's Responsibility:**

It is expressed that before submitting the EOI, the respondent must have carefully examined the contents of all the documents. Any failure to comply to do so will be at the respondent's risk.

7. **Amendment:**

Central Warehousing Corporation may modify the EOI by issuing an addendum before last date of submission of the Application. Any addendum/corrigendum thus issued shall be part of EOI and shall be posted on the website. Participants desirous of getting notified of such corrigendum/addendum through email may send such request through email to



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[eoichandigarh.cwc@cewacor.nic.in](mailto:eoichandigarh.cwc@cewacor.nic.in) . To give respondents reasonable time in which to take addendum into account in preparing their Applications, Central Warehousing Corporation may extend the last date of submission of response.

**8. Disqualification:**

Central Warehousing Corporation would like to caution that respondents shall be ineligible to bid for or participate at the subsequent stage in the following cases:

- a. In regard to matters relating to the security and integrity of the country, any charge-sheet by an agency of the Government / conviction by a Court of Law for an offence committed by the company or by any sister concern of the company would result in disqualification. The decision in regard to the relationship between the sister concerns would be taken by Central Warehousing Corporation, based on the relevant facts and after examining whether the two concerns are substantially controlled by the same person/persons/Business entities.
- b. In regard to matters other than the security and integrity of the country, any conviction by a Court of Law or indictment / adverse order by a regulatory authority against the company or against any sister concern which relates to a grave offence, or would constitute disqualification. Grave offence is defined to be of such a nature that it outrages the moral sense of the community. The decision in regard to the nature of the offence would be taken on case to case basis after considering the facts of the case and relevant legal principles, by Central Warehousing Corporation.

**9. Date and time of submission of the EOI:**

- a. Last date and time of submission of the EOI shall be **31.12.2024 at 17:00** hours.
- b. All EOI shall have to be submitted at [eoichandigarh.cwc@cewacor.nic.in](mailto:eoichandigarh.cwc@cewacor.nic.in) in the form provided for the purpose.

Interested parties are advised to visit at location, in person or by sending their representative to see the premises, ongoing construction work, available infrastructure and acquaint themselves with local issues and working environment. Preferably, they may like to do site survey.

Interested parties are advised to send their proposal “**Expression of Interest**” as per following proforma along with necessary documents. The following proforma is indicative only. The parties may submit additional information / proposals as per their business plan.

1. Name of the bidder with address and contact No:
2. Brief details about the existing business:
3. Nature of the facility they want to create or want to utilize available traditional rail siding or want to utilize the available land as the case may be with full details:
4. Area required in acres:
  - a. **CW BD Pathankot:**



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5. The interested parties may also mention whether they intend to utilize the existing structure or create a fresh infrastructure at the Central Warehouse/s:
6. Investment plan at the proposed location. The amount of proposed investment may be mentioned:
7. Revenue sharing model with specific details including % escalation per year (i.e. either fixed fee per annum or revenue sharing percentage out of their income from the facility or some different model.):
8. Period of agreement:
9. Organization details: In case the bidder is a proprietorship firm/in case of the bidder is a partnership firm/in case of a company (Private or Public):
10. Other Associated details, if any:

The current invitation of EOI is to explore the response from the prospective Respondents. Based on the responses the final land utilization and Private Freight Terminal business model with revenue sharing and /or license fees pattern, maintenance terms, license period etc will be firmed up while the technical and commercial bids are called for by Central Warehousing Corporation at a later date.

**Date and time of submission of the EOI:**

Last date and time of submission of the EOI shall be **31.12.2024 at 17:00** hours.

All EOI shall have to be submitted at [eoichandigarh.cwc@cewacor.nic.in](mailto:eoichandigarh.cwc@cewacor.nic.in) in the form provided for the purpose.

**The CWC reserves the right to reject all the proposals without offering any reason thereof. The proposals completed in all respect should reach this office on or before 31.12.2024 by 17:00 hrs.** In case of any query, feel free to contact us on [eoichandigarh.cwc@cewacor.nic.in](mailto:eoichandigarh.cwc@cewacor.nic.in)

Regional Manager

