



WAREHOUSING
FOR
EVERY ONE

CENTRAL WAREHOUSING CORPORATION

((भारत सरकार का उपक्रम))/(A Government Of India Undertaking)

क्षेत्रीय कार्यालय: नं. 4, नार्थ एवेन्यू, श्रीनगर कालोनी, सैदापेट, चेन्नई - 15.

Regional Office: No.4, North Avenue, Srinagar Colony, Saidapet, Chennai – 15.

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No. CWC/ RO-CNI /Buss-EOI /2021-22/

Date: 18.10.2021

EXPRESSION OF INTEREST

Sub: Commercial Proposals are invited for modifying the existing galvalume sheet godowns to RCC structure to suit the requirement of the Pharmaceuticals industry at Central Warehouse, Chrompet through Private Investment

Central Warehousing Corporation (CWC) is a Govt. of India Undertaking and a Corporation established under the Warehousing Corporation Act, 1962. CWC is a premier Warehousing Agency in India providing warehousing and logistic support services to diverse group of users of such services. CWC has been operating agri-warehouses, Customs Bonded Warehouses, Container Freight Station (CFS), Inland Container Depots (ICD), Integrated Check Post (ICP), Rail Terminals/across the country.

CWC invites Expression of Interest from the interested and financial sound parties who intend to Design, Develop, Maintain and Transfer RCC warehousing facility under Built- Operate-Transfer model for storage of Pharmaceutical products.

CWC is inviting private investment for modifying the existing galvalume sheet godowns to RCC structure for suiting the requirement of the Pharmaceuticals industry. Initially, an area of 30,000 ft² (approx..) godown no. 9 at CWC Chrompet would be made available for conversion. CWC's objective is to select an entity, which has the organizational capability to successfully design, develop, finance, equip, maintain and transfer the existing facility to RCC covered facility fully, and to successfully invest in developing the desired warehousing infrastructure. CWC shall enter into Strategic Partnership Agreement with the successful Bidder with a commercial consideration to be decided on least cost basis.

The key terms and conditions of the Built-Operate-Transfer proposal are furnished hereunder for understanding:

1. The tenure of the agreement will be for a period of 15 years. On completion of the period, the ownership of the godown would be transferred to CWC (Built- Operate-Transfer mode)
2. CWC would provide the first floor to the investor for a period of 15 years under "Right to Use". Any revenue generated by the investor during the period will be entirely with them. CWC would facilitate marketing the facility created at the first floor but it is not guaranteeing anything on the revenue.
3. CWC would pay a maximum of Rs. 9.66/ft²/month (excluding GST) with annual escalation @ 3% per annum on compoundable basis for a period of 15 years for the ground floor towards the investment made by the investor. The successful bidder will be selected on least cost basis which would be quoted by the party at Sl. No. (X) in page. 2.
4. On expiry of 15 years, the Right to Use for the property for the first floor will cease to exist as well as for the rental for ground floor.
5. In case, the initial client vacates the demised premises before completion of agreement tenure, the rental will not be payable during the lean period by CWC to the Strategic partner till CWC finds alternate client. Under such circumstances, the tenure of the agreement will be extended proportionately to compensate the lean period.
6. The Minimum roof load bearing capacity shall be 550kg/m² which shall have to be ensured by the bidder while designing/execution. However, the investor has to ensure adequate load bearing capacity for the RCC roof to suit the requirement of storage in the ground floor

with-out any compromise on the safety/security while undertaking the permitted commercial activities in the first floor. The party has to submit a structural stability certificate for the RCC roof from a recognized chartered engineer on completion of the work.

7. The detailed scope of work involves designing, approval, creating RCC structure (single box), erection of columns to support the RCC load, VDC flooring, Painting the internal and external wall, shutters repairing, closure of top/bottom ventilators with brick work and any other repairs if any.
8. Removal of roof sheets and the truss is in the scope of investor which would be handed over to CWC.
9. The bidder would design, construct and maintain the roof portion throughout the tenure of the agreement.
10. Obtaining all statutory clearances in executing the project would be the responsibility of the investor.
11. Being a time bound project, the maximum time for completion specified is the essence of the project.
12. Any other work not mentioned specifically would be deliberated to the successful investor.

The offers received from bidders/ interested parties will be examined and analysed on the basis of their proposals and its feasibility with CWC. Interested parties are advised to visit the site before submitting their proposal, in person or by sending their representative to inspect the premises, available infrastructure and acquaint themselves with local issues, labour practices & working environment.

Interested parties are advised to send their proposal “Expression of Interest” as per with following details along with necessary documents:

- I. Name of the Bidder with address & contact No.:
- II. Brief details about their existing business:
- III. Timeline for converting the existing facility into RCC godown (maximum 3 months)
- IV. They may specifically mention the expenditure which they are willing to borne
- V. Copy of PAN Card.
- VI. Copy of GST Registration
- VII. 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).
- VIII. Copy of audited Balance Sheet and Statement of Profit and Loss for preceding three Financial Years. In case, there is no statutory obligation to get the accounts audited certificate of practicing Chartered Accountant be uploaded.
- IX. Present assignments, experience in the field of construction etc.
- X. Rate per sq. ft per month for the ground floor area: Rs. / ft²/Month excluding GST (to be quoted by the party)
- XI. Other relevant details, if any.

CWC reserve its right to reject all the bids/proposals without giving any reason thereof. The proposals completed in all respect should reach this office on or before 15:00 Hrs. 23.10.2021. The proposals shall be sent through email only @ rmmdrs@cewacor.nic.in with all the requested details/document.

The proposals received shall be scrutinized and the final outcome, if any shall be intimated to the successful party through e-mail. A formal agreement detailing all terms and conditions would be signed between CWC and the successful investor. The proposals received after the last date will not be entertained.

FOR FURTHER DETAILS, CONTACT: Shri V. Nirmal, SAM (Business), 79043 03742, nirmal.v@cewacor.nic.in.

REGIONAL MANAGER