

NATIONAL AGRICULTURAL COOPERATIVE MARKETING FEDERATION OF INDIA LTD. (NAFED)

**CORRIGENDUM–II**

**Dated:- 05-08-2025**

“LEASING OUT 4 PROPERTIES ON ‘AS IS WHERE IS AND WHAT IS BASIS’ ACROSS NAVI MUMBAI”

In continuation with the **RFP No. NAFED/HO/ESTATE-03/MUMBAI/VASHI/2025-26** Dated – 25- 07-25, the revised provisions of referred RFP are as under:

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| **Clause No.** | **Existing Provisions** | **Revised Provisions** |
| **Clause 2.12**  **General Terms & Conditions**  PageNo.10 | The Power supply connection shall be obtained by the bidder as per his requirement. All electricityand water charges shall be borne by the bidder on the actual consumption. | The selected bidder shall be responsible for arranging the necessary power supply connection as per the requirements. The connection must be obtained in the name of NAFED. All electricity and water consumption charges shall be borne by the bidder based on actual usage/consumption. |
| **Clause 2.15**  **General Terms & Conditions**  **PageNo.10** | The successful bidder shall be required to execute a Leave and License Agreement in the prescribed formatprovided by NAFED upon award of the contract. The relationship between the parties shall be governed by theterms and conditions stipulated in this RFP and the said Leave and License Agreement. In the event of anyinconsistency or conflict between the provisions of this RFP and those of the Leave and License Agreement,the terms of the Leave and License Agreement shall prevail. The bidder shall ensure strict compliance with allapplicable laws, rules, regulations, and notifications issued by statutory and regulatory authorities, includingbut not limited to the Customs Department, Pollution Control Board, Fire Department, MunicipalCorporation, and other local or governmental bodies, in connection with the setting up, operation, andusage of the said premises. Any permissions, clearances, or licenses required from such authorities shall beobtained by the bidder at their own cost and responsibility. The allotted properties shall be used by the biddersolely for the purpose expressly approved and specified in the allotment and shall not be used for anyother purpose whatsoever. Sub-letting, licensing, assigning, or parting with possession of the saidproperties, in whole or in part, to any third party, agency, or firm under any circumstances shall be strictlyprohibited. Any violation of this condition shall constitute a material breach of the terms of allotment and mayresult in immediate termination of the arrangement and forfeiture of any deposits made. No structuralchanges, modifications, or alterations of any kind shall be permitted in the allotted properties. The biddershall maintain the structural integrity of the premises as provided and shall not undertake any construction,demolition, or modification work without the prior written approval of NAFED. Any unauthorized structuralalteration shall be deemed a material breach and may attract penal consequences, including termination of the  arrangement. | The successful bidder shall be required to execute a Leave and License Agreement in the prescribed formatprovided by NAFED upon award of the contract. The relationship between the parties shall be governed by theterms and conditions stipulated in this RFP and the said Leave and License Agreement. In the event of anyinconsistency or conflict between the provisions of this RFP and those of the Leave and License Agreement,the terms of the Leave and License Agreement shall prevail. The bidder shall ensure strict compliance with allapplicable laws, rules, regulations, and notifications issued by statutory and regulatory authorities, includingbut not limited to the Customs Department, Pollution Control Board, Fire Department, MunicipalCorporation, and other local or governmental bodies, in connection with the setting up, operation, andusage of the said premises. Any permissions, clearances, or licenses required from such authorities shall beobtained by the bidder at their own cost and responsibility. The allotted properties shall be used by the biddersolely for the purpose expressly approved and specified in the allotment and shall not be used for anyother purpose whatsoever. Sub-letting, licensing, assigning, or parting with possession of the saidproperties, in whole or in part, to any third party, agency, or firm under any circumstances shall be strictlyprohibited. Any violation of this condition shall constitute a material breach of the terms of allotment and mayresult in immediate termination of the arrangement and forfeiture of any deposits made. No structural changes, modifications, or alterations shall be carried out in the allotted premises without the prior written approval of NAFED. The bidder shall be responsible for maintaining the structural integrity of the premises as handed over. Any construction, demolition, or modification work must be undertaken only after obtaining written consent from NAFED. Unauthorized structural alterations will be considered a material breach of the agreement and may result in penalties, including possible termination of the contract. |

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| **Clause 5.3.3**  **Financial Eligibility**  **PageNo.16** | * The Bidder should have an Average Annual Turnover of INR 250 Crore(Rupees Two Hundred and Fifty Crores only) in the last 3 (three) financialyears. Audited Balance Sheet and P/L account of last three financial years alongwith a CA certificate certifying the same needs to be submitted. * The bidder should have a Net worth of INR 50 Crore (Rupees Fifty Crores only) in any 2 of last 3 financial years. A CA certificate certifying the same should be submitted. * The Bidder must submit a solvency certificate of at least INR 50 Crore from aScheduled Commercial bank and attach the original of the same along with the Bid. * For the purpose of financial eligibility assessment, only the financial statements   and relevant financial information of the Lead Party shall be considered. TheLead Party must meet the minimum financial criteria set forth in this RFP independently. Financial strength or guarantees of other consortium members will not be considered for evaluation purposes. | * The Bidder should have an Average Annual Turnover of INR 250 Crore(Rupees Two Hundred and Fifty Crores only) in the last 3 (three) financial years. Audited Balance Sheet and P/L account of last three financial years, ending in March 2025 alongwith a CA certificate certifying the same needs to be submitted. * The bidder should have a Net worth of INR 50 Crore (Rupees Fifty Crores only) in any 2 of last 3 financial years ending in March 2025. A CA certificate certifying the same should be submitted. * The Bidder must submit a solvency certificate of at least INR 50 Crore from a Scheduled Commercial bank and attach the original of the same along with the Bid. * For the purpose of financial eligibility assessment, only the financial statements and relevant financial information of the Lead Party shall be considered. TheLead Party must meet the minimum financial criteria set forth in this RFPindependently. Financial strength or guarantees of other consortium memberswill not be considered for evaluation purposes. |
| **Clause 1.H**  **Bid Submission**  **PageNo.6** | Separate bids be submitted in the following manner:-  (i) Prospective bidders to submit password protected  Technical and Financial bids on email id –  estatedivision@nafed-india.com within thestipulated period.  (ii) Technical Bid along with self-attested documents withEMD of Rs. 50,00,000/- (inclusive GST)  (iii) Price Bid: The price bids should be password protectedand be emailed at above email ID. The price bid asabove will contain offer for annual license fee as perAnnexure A of this RFP.  (iv) However, the price bid quoted by the intended biddersfound below the reserve price as per Clause 2. GeneralTerms & Conditions, shall summarily rejected. | Separate bids be submitted in the following manner:-  (i) Prospective bidders to submit password protected  Technical and Financial bids on email id –  estatedivision@nafed-india.com within thestipulated period.  (ii) Technical Bid should be submitted along with self-attested documents withEMD of Rs. 50,00,000/- (inclusive GST)  (iii) Price Bid: The price bids should be password protectedand be emailed at above email ID. The price bid asabove will contain offer for annual license fee as perAnnexure A of this RFP. (iv) Scanned copy of Original Documents (duly signed and stamped) to be shared through email id.  (v) However, the price bid quoted by the intended biddersfound below the reserve price as per Clause 2. GeneralTerms & Conditions, shall summarily rejected.All applicable taxes, including GST, shall be payable over and above the quoted bid amount by the bidder(s).  **For FY 2022-23, 2023-24, 2024-25** |
| **Page No. 24**  **Clause No. 9.5 of Clause 9 General Point** | The licensee will not occupy any area of the licensor in any manner which may create disturbance in running of the Bond warehouse Business of the Licensor. If the area is used and occupied by the licensee, shall be liable to pay damages as determined by the Licensor or its authorized representative. | **Point 9.5 of Clause No. 9 – Stands deleted** |
| **Clause no. 1 Bid summary – Data Sheet on Page No. 8** | **Important Dates -** The RFP can be downloaded from NAFED website <https://www.nafed-india.com/>   1. **Issuance of RFP** - 25/07/2025 to 07/08/2025 2. Pre Bid Meeting - 15:00 hrs. (IST) on 30/07/2025 Intending bidder who are interested to participate in Pre-bid meeting should share the queries in advance and confirm presence by sending an Email to [estatedivision@nafed-india.com](mailto:estatedivision@nafed-india.com); [snjha@nafed-india.com](mailto:snjha@nafed-india.com)   (c) Last date of issuance of RFP - 15:00 hrs. (IST) on 07/08/2025   1. Last date for receipt of bids - 15:00 hrs. (IST) on 07/08/2025 2. Date and time of opening Technical Bids - 15:30 hrs. (IST) on 07/08/2025 (as per Corrigendum-I) 3. Date and time of opening Financial Bids - 15:00 hrs. (IST) on 08/08/2025. The bidder may participate at the time of opening of Technical and Financial bid physically as well as through VC. The link for VC shall be uploaded in advance in official website of NAFED. (as per Corrigendum-I) | **Important Dates -** The RFP can be downloaded from NAFED website <https://www.nafed-india.com/>   1. **Issuance of RFP** - 25/07/2025 to 13/08/2025 2. Pre Bid Meeting - 15:00 hrs. (IST) on 30/07/2025 Intending bidder who are interested to participate in Pre-bid meeting should share the queries in advance and confirm presence by sending an Email to [estatedivision@nafed-india.com](mailto:estatedivision@nafed-india.com); [snjha@nafed-india.com](mailto:snjha@nafed-india.com)   (c) Last date of issuance of RFP - 15:00 hrs. (IST) on 12/08/2025  (d) Last date for receipt of bids - 15:00 hrs. (IST) on 12/08/2025   1. Date and time of opening Technical Bids - 15:30 hrs. (IST) on 12/08/2025. 2. Date and time of opening Financial Bids - 15:00 hrs. (IST) on 13/08/2025. The bidder may participate at the time of opening of Technical and Financial bid physically as well as through VC. The link for VC shall be uploaded in advance in official website of NAFED. |
| **Point No. e to h of Clause No. 31 Technical Bid on Page No. 12** | 1. Audited Balance Sheet and P/L account of last three financial years. 2. Copy of ITR V for preceding three (3) financial years along with declaration u/s 206 AB as mandated by Income Tax Law. (Annexure - E) 3. The Average Annual Turnover for the last three financial years and a positive net worth certificate certified from a Chartered Accountant may also be submitted. 4. Self-declaration certificate along with supporting work orders for three years’ experience in managing / running of Pack house / Cold Storages. | 1. Audited Balance Sheet and P/L account of last three financial years. **For FY 2022-23, 2023-24, 2024-25** 2. Copy of ITR V for preceding three (3) financial years along with declaration u/s 206 AB as mandated by Income Tax Law. (Annexure - E) **For FY 2022-23, 2023-24, 2024-25** 3. The Average Annual Turnover for the last three financial years and a positive net worth certificate certified from a Chartered Accountant may also be submitted. **For FY 2022-23, 2023-24, 2024-25** 4. Self-declaration certificate along with supporting work orders for three years’ experience in managing / running of Pack house / Cold Storages. **For FY 2022-23, 2023-24, 2024-25** |

New Clause being added in the General Terms and Conditions of the RFP:

2. GENERAL TERMS AND CONDITIONS

1. No material changes to the premises shall be made without prior written consent from NAFED. The existing machinery has been made operational by the current occupant and, where applicable, such installations shall not be transferred to the new concessionaire. However, any machinery assets owned by NAFED, if available, may be handed over to the new concessionaire on mutually agreed terms at the time of signing theagreement.The property shall be offered on an “as is, where is, and what is” basis, as detailed in the tender document. Interested bidders may inspect the premises in coordination with the concerned NAFED branch, if required.
2. A reserve price of Rs. 40 lakhs plus applicable GST has been fixed. Rental charges for each property shall be payable by the concessionaire only upon the formal handover of the respective property.

*Note: All other Terms & Conditions of the Tender shall remain the same except above.*

Sd/- GM (Estate)