



Punjab Logistics Infrastructure Ltd.
(A subsidiary of Container Corporation of India Ltd)

**EXPRESSSION OF INTEREST (EoI) FOR LEASING OUT
OF COMMERCIAL LAND, AT VPO. GHUNGRANA,
AHMEDGARH, DISTT. LUDHIANA, PUNJAB.**

Punjab Logistics Infrastructure Limited.

(A J.V of Container Corporation of India Ltd & CONWARE)

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EXPRESSION OF INTEREST (EOI) FOR RENTING OF COMMERCIAL PLOT AT VILLAGE AHMEDGARH, DISTT LUDHIANA, PUNJAB.

ABOUT THE COMPANY

Punjab Logistics Infrastructure Limited (hereinafter referred to as "PLIL") is 51:49 joint venture company of **Container Corporation of India Ltd. (CONCOR)**, a Central Public Sector Undertaking of Ministry of Railways, and **Punjab State Container and Warehousing Corporation Limited (CONWARE)**, a wholly owned subsidiary of Punjab State Government **PLIL** has set up a **Multi Modal Logistic Park (MMLP)**, at VPO-Gungrana, Ahmedgarh, Distt. Ludhiana, Punjab. The MMLP provides integrated logistic services and is accessible by multiple transport modes, of RAIL & ROAD. **PLIL invites Expression of Interests (EOI) from interested parties for renting of commercial Plot (for warehousing or Auto rake handling only) inside MMLP on rental basis at Ahmedgarh, Distt Ludhiana, Punjab.**

ABOUT MMLP

- The MMLP is set inside a campus of appx. 150 acres. The facility boasts of Rail connectivity, Warehousing, Customs within its premises.
- To provide end-to-end logistics services with seamless rail/road connectivity for Export/Import & Domestic cargo for the industries of Punjab at large.
- To operate Multi-Model Logistics Park (MMLP) with value added services i.e bulk cargo handling, cargo stuffing, packing, storage, etc. and Private Freight Terminal (PFT) facility.
- To operate multi-commodity special purpose warehousing including bonded warehousing.
- To provide direct services to & fro gateway ports i.e Mundra/Pipava/JNPT etc. through feeder route connecting Western Dedicated Freight Corridor.
- To provide value-added services/logistics in the form of cold chain logistics, air cargo logistics auto logistics etc., all with the aim of reducing the cost of logistics and making units globally competitive for the industries of the area/state at large.

ABOUT THE PROPERTY

PLIL is interested in leasing out 10 acres (40468.60 sqm) of land, **presently undeveloped**, to prospective bidders. The land, which is fully owned by PLIL is situated inside the MMLP premises. The Registration deed of the entire land is in the name of the company. The plot of land is connected through **45** mtr wide road and is ideal for using as Stockyard, C&F agency, Automobile storage etc. It is connected to **State highway no. 11**. PLIL intends to invite expression of interest from interested parties for leasing out the subject 10 acres for a period of 5 years.

SUITABILITY

The subject land being inside the MMLP is suitable for warehousing, cargo re-working, automobile transport & storage etc. These are indicative areas however lessee can put the land to use for any other commercial exploitation.

Major terms & conditions for leasing are hereby attached in **ANNEXURE I**.

Interested parties may submit their EOI as per the details in **ANNEXURE II**, within 7 days of publication of the advertisement.

The EoI document along with requisite supporting should be signed and stamped at all pages and submitted in a sealed envelope at the Office of CEO, PLIL, VPO Ghungrana, Ahmedgarh, Distt. Ludhiana, Punjab.

For any further query/information regarding the EOI, please feel free to contact Mr. Ravi Kant, CEO, Mobile No. 8130480093, E-Mail-raviceo.plil@gmail.com.

Chief Executive Officer

ANNEXURE- I.**Important Terms & Conditions:**

1. PLIL intends to lease out the said plot for a tenure of at least 05 years with an increment of lease rent by 5% yearly.
2. The premises will be leased out through the execution of a Lease agreement. Detailed terms and conditions will be included in the same. All the legal and statutory expenses of whatsoever nature, required at the time of execution of the lease rent agreement, shall be borne exclusively by the lessee.
3. Any Government charges related to premises/property usage shall be borne by the lessee from the date of signing of the Lease Rent Agreement.
4. Any incidental cost to be paid to the Govt. Authority towards lease permission is to be borne by the tenant.
5. The lease rent agreement shall be prepared as per the specifications of PLIL and shall be binding upon the lessee unconditionally.
6. Date of issuance of LoI would be the reckoning date for deposit of rent without waiting for commencement/completion of civil works.
7. The ownership of the plot, being offered on lease, will be with the Lessor during the entire lease period. Lessee shall not hypothecate, pledge or create any encumbrance whatsoever on the property nor shall it part with the possession of the property to any third-party during subsistence of the lease Agreement. Subleasing of the plot to any third party will not be allowed.
8. Lessee will be required to carry out all development work as per their requirement at their own cost inside the allotted plot. At the end of the agreement, the property created from such development work will be handed over back to PLIL. The property and other structures developed by the bidder would become the property of PLIL and the bidder would not claim any cost towards development of infrastructure on the allotted land after the tenure of the contract period. Any permanent structure built(including paver blocks) shall become PLIL property.

9. Bidders are to take into consideration the cost of such development costs incurred while quoting their rates. The rates may be quoted in **Annexure-II**.
10. Renovation (if required) & maintenance within the allotted area shall be carried out by Lessee at their own cost.
11. Security and Housekeeping within the allotted area shall be carried out by the lessee at their own cost.
12. The Lessee shall strictly be bound by the rules and regulations prescribed by the Government/ Appropriate Authority's for the usage, operation & administration of their unit. And the Lessee/Tenant firm shall obtain necessary NOCs for operating the proposed business from all concerned authorities.
13. Electricity and water connection will be provided, however, bills to be recovered by PLIL as per the actual consumption.
14. Interested parties, if required, may visit the plot site before filing/submitting the Expression of Interest and can contact Mr. Ravi Kant, CEO, Mobile No. 8130480093, in this regard

Disclaimer:

1. The purpose of this document is to provide the Applicant(s), with information to assist the formulation of their EoI. Each Applicant should conduct its survey and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. PLIL, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.
2. PLIL may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.
3. The issue of this EoI does not imply that the PLIL is bound to select an Applicant. No contractual obligation whatsoever shall arise from the EoI process unless and until a formal contract

is signed and executed between PLIL and the concerned applicant (s).

4. PLIL reserves the right not to proceed with the EoI or invite afresh with or without amendments at any stage without assigning any reasons thereof, or to change the process or procedure to be applied. It also reserves the right to decline to discuss the proposal further with any party submitting a proposal in response to this EoI.

ANNEXURE II**DETAILS OF THE INTERESTED PARTY:**

1.	Name of the Company	
2.	Status of the Company (Public Ltd/ Pvt. Ltd., Partnership/LLP firm/Proprietary)	
3.	Address	
4.	Telephone No.	
5.	Website address (If any)	
6.	Valid GST registration no.	
7.	Permanent Account Number (PAN)	
8.	Name, Designation, Telephone No. & Email Id of the individual who will serve as the point of contact	
9.	Name, Designation, Telephone No, & Email Id of the authorised Signatory	

10.	Nature of Unit / Industry for which space is required (may please enclose a brief detail of proposed usage of facility)	
11.	Tenure for space requirement if more than 5 years	
12.	Proposed Rent (Per sft/month) of Leased Plot {DEVELOPMENT COST TO BE BORNE BY BIDDER}	

(*Self attested copies of GST Registration Certificate, PAN Card, AoA and MoA to be submitted with EOI)

Declaration:

I /We hereby confirm that:

1. Details furnished above are correct to the best of my/our knowledge.
2. I / We have read and understood the terms & of conditions of the EOI and I/we unequivocally accept the same.
3. I/ We hereby confirm that, all the terms and conditions specified in this offer are acceptable to me/us and will form part of the lease agreement.
4. I / We confirm having fully inspected the property and understood all the needful for submission of this EOI.
5. I / We are a bona fide user and require this for my/our use.
6. I/ We am/are aware that PLIL is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.
7. All the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of NBCC.
8. I /We further certify that I/We am/are an authorized signatory of the company and, therefore, competent to submit the details towards this Expression of Interest.

(Signature &
Company Seal)

Date:

Name:

Place:

Designation: