

## CHAPTER – I

### INTRODUCTION & INSTRUCTION FOR BID SUBMISSION

#### 1. **About CONCOR**

Container Corporation of India Limited (CONCOR) is a leading Multi-Modal Logistics Service Provider and Largest Container Train Operator in India. The company has a vast network of Domestic and Exim terminals pan India. CONCOR is a Navratna CPSE under the administrative control of the Ministry of Railways and its equity shares are listed on NSE and BSE.

#### 2. **About the Project**

CONCOR is contemplating to expand its footprints in warehousing business across the country. It presently owns and operates more than 40 lakh sq. ft. of warehousing space and intends to develop State-of-the-Art Warehousing Facilities at its different terminals with the partnership of private entities who are willing to associate with CONCOR in PPP model for long term. This Model will cater the demand of built to suit warehouses and also fulfil the requirement of 3 PL services of manufacturing industries.

In this direction for achieving this objective, CONCOR intends to foray into the warehousing business in Vadodara city by inviting bids from interested parties for the Selection of a Warehouse Logistics Partner for setting up a State-of-the-Art Warehouse at CONCOR's Chhani, Vadodara on Build Own Operate Share Transfer (BOOST) basis. Google map link for terminal location: <https://maps.app.goo.gl/mqSmLKDKpDAk5oHw9>. The terminal layout map is enclosed at Appendix 14.

#### 3. **Brief Scope of Work**

- a) CONCOR will allot 6.12 Acre (i.e.24767 square meters/266587 square foot) of land parcel on 'as is - where is' basis for a long-term license period of forty-five (45) years with a Clause for Extension for setting up a State-of-the-Art warehouse complex
- b) CONCOR will allot the land with structure and it will be in the scope of successful bidder to dismantle the same at their own cost.
- c) The Warehouse Logistics Partner will plan, design, develop, procure, construct, finance, upgrade, equip, operate, maintain and manage the State-of-the-Art warehouse complex of not less than One (01) lakhs Square Feet on the allotted land at their own cost.
- d) Operation and maintenance of the constructed State-of-the-Art Warehouse complex at their own cost.
- e) CONCOR will charge a land license fee at the rate of Rs.1/- per square foot per annum of the allotted land, which will be escalated at the rate of 3% every year from second year. The annual land license fee is Rs. 2,66,587/-, this will be escalated at 3% from the second year.
- f) In addition to the land license fee, CONCOR will collect the revenue share from the successful bidder from the gross revenue of the Warehouse and allied services.

- g) The Successful bidder will provide the required equipment and requisite manpower for handling cargo and allied Services etc.
- h) The Successful bidder shall obtain all the statutory clearances /licenses/approvals and fit to operate certificate issued by Proper Authority at their own cost.
- i) After the completion of the contract period, ownership rights of the warehouse complex will be transferred to CONCOR.

#### **4. Instructions for the Bid Submission**

Tenderers must read these instructions before submitting the bid:

- a) The bid document can be downloaded from the website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL) during the tender issue period.
- b) This tender notice is also available on the web site [www.concorindia.co.in](http://www.concorindia.co.in) and website of Central Public Procurement Portal (<http://eprocure.gov.in>).
- c) For any difficulty in downloading & submission of bid at website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL), please contact the helpdesk no.080-45811365 or email: [saurabh.k@tenderwizard.com](mailto:saurabh.k@tenderwizard.com).
- d) Any downloading from the website is at the sole risk and responsibility of the user. CONCOR will not be responsible for delay/ difficulty/ in-accessibility of downloading for any reason whatsoever.
- e) For addendum/ corrigendum, Bidders should visit [www.concorindia.co.in](http://www.concorindia.co.in) and [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL), if any, till the time of opening of the bid. Newspaper press advertisements shall not be issued for the same.
- f) All bids must be submitted through e-tendering mode only through the website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL) containing two separate e-bids viz. Technical Bid and Financial Bid. Bidders who qualify in technical evaluation will proceed for further process. No other mode is acceptable and will be summarily rejected if the bids are received through any other mode.
- g) To participate in this Tender, it is mandatory for the interested parties to have user ID & password, issued by M/s ITI Limited.
- h) A pre-bid meeting would be held on 20.05.2025 at 15:00 Hrs. to clarify doubts, etc. before the bidder submits its bid.
- i) Any clarification on bid documents can be sought in writing and should reach this office two days before the pre-bid meeting for CONCOR to examine the same well in advance. However, any modifications of the bidding documents, which may become necessary as a result of pre-bid meeting shall be made through an addendum/corrigendum and the same shall be binding and prevail over the pre bid response.
- j) All the bids received shall be opened on the date and time mentioned in the Tender Notice. The sequence of opening shall be:
  - a) Technical Bid.
  - b) Financial Bid.
- k) The Earnest Money Deposit (EMD) of ₹ 10 (Ten) Lakhs to be paid through e-payment or crossed Demand Draft or Bank Guarantee (BG) from any Nationalised / Scheduled Bank in favour of Container Corporation of India Limited, payable at Delhi. BG should be valid minimum of 180 days from the date of tender opening and should be in the proforma

approved by CONCOR (Appendix- ). A scanned copy of the e-payment/DD/BG should be uploaded to the website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL).

- l) The Original DD/ BG should be submitted to CONCOR before the opening of the tender.
- m) Bidders submitting their offers as MSE, The bidders qualifying as MSE (as per Clause 10 of Chapter-II) shall be given the following exemptions: -
  - (i) Tender sets shall be issued free of cost to MSE's registered Agencies.
  - (ii) Bidder will be exempted from payment of Earnest Money Deposit (EMD).
- n) **Technical Bid:** The Technical Bid will contain all pages of the Bid Document, including corrigendum/addendum, if any, signed by the authorized person and scanned documents listed below must be uploaded on or before 15:00 Hrs of 03.06.2025 on the website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL):
  - (i) Signed and stamped copy of the Tender Document on each page.
  - (ii) Tender Letter for submission of E-Tender (Appendix-2)
  - (iii) EMD of ₹ 10 (Ten)Lakhs.
  - (iv) Eligibility Criteria Documents as per Clause no. 2, Chapter-II
    - 1) Self-attested copy of net worth certificate issued by Chartered Accountant's Certificate. In case of the joint venture, the leading partner should have a positive Net Worth.
    - 2) Self-attested copy of the proof of experience certified by Chartered Accountant in operation/maintenance of warehouse facility or Construct/Develop the warehouse / Industrial estate.
  - (v) Certificate regarding that the Bidder is not blacklisted or debarred by Railways or any other Ministry / Department / PSU (Public Sector Undertaking) of the Govt. of India/State Govt. from participation in tenders /contract as per Appendix-5
  - (vi) Certificate regarding the Bidder sharing the land border with India to submit the certificate as per Appendix-13
- o) **Financial Bid:** The Financial Bid duly filled and digitally signed as per format in Appendix-1, shall be uploaded on or before 15:00 Hrs. of 03.06.2025 on the website [www.tenderwizard.com/CCIL](http://www.tenderwizard.com/CCIL).
- p) The instructions issued by the Department of Public Enterprises (DPE) on the subject "Restrictions under rule 144 (xi) of General Financial rules (GFR's) 2017" vide letter dated 30-07-2020 and subsequent letter(s) shall be applicable in this contract.

## 5. E-Tender Notice

Open E-Tender No.	PCCORP---DL-MISI(MISC)/5/2024-CO Date:10.05.2025
Name of Work	Open E-Tender for Selection of Warehouse Logistics Partner for setting up a State-of-the-Art Warehouse at CONCOR's terminal Chhani, Vadodara on Build Own Operate Share Transfer (BOOST) basis.
Earnest Money Deposit (EMD)	₹ 10 (Ten) Lakhs
Period of Contract	Forty-five (45) years

Pre-Bid Meeting	20.05.2025 at 15:00 Hrs. at Container Corporation of India Limited, Container Corporation of India Limited, NSIC New MDBP Building, Okhla Industrial Estate, 3 <sup>rd</sup> Floor, (Opp. NSIC Okhla Metro Station), New Delhi-110020
Tender Processing Fee	Rs.4,720/- Inclusive of all taxes and duties through e-payment.
Date of Issue (Online)	From 10.05.2025 11:00 Hrs. to 02.06.2025 up to 11:00Hrs.
Date & Time of submission	On 03.06.2025 up to 15:00 Hrs.
Date & Time of opening for Technical Bid	04.06.2025 at 15:30Hrs.
Opening date and time of Financial Bid	To be intimated
Validity of the bids	180 days from the date of opening of tender.
Tender Fee	Rs. 1000/- (Rupees One thousand only.) inclusive of all taxes and duties through e-payment.

Executive Director (Area-II)  
Container Corporation of India Ltd.  
(A Govt. of India Undertaking)  
Email: [rpc@concorindia.com](mailto:rpc@concorindia.com)

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