

**INVITING**  
**EXPRESSION OF INTEREST**  
**FOR**  
**DEVELOPING**  
**TEA PARK**  
**IN**  
**KOLKATA, WEST BENGAL**

**INVITING EXPRESSION OF INTEREST (EOI) FOR  
DEVELOPMENT OF INTEGRATED TEA PARK AT KOLKATA**

Tea Board a body corporate under the Ministry of Commerce & Industries, Govt. of India established under Tea Act, 1953 to regulate and promote tea industries of India, proposes to develop an integrated Tea Park at Kolkata.

**Location**

Libyan Warehouse within Kolkata Port Trust area.

- a) There are G + 5 floors in the building
- b) Each floor has three sections marked A, B and C
- c) Area available: two-third of ground, first and second floors each measuring 6000 sqm. Entire area of third, fourth and fifth floor each measuring 9000 sqm. Hence, total area 45,000sqm including common areas.

**Proposal**

Tea Board proposes to allot 45,000 sq.mtr space available at the Libyan Warehouse from Kolkata Port Trust (herein after referred as KoPT) for the important development of the Tea Park only subject to final approval of KoPT.

**Invitation**

Tea Board invites 'Expression of Interest (EOI)' from interested firms for development of the Tea Park. The Board has no financial obligation in this EOI. The role of Tea Board shall be as of a facilitator and legally not binding.

**Eligibility criteria**

The applicant must have experience in dealing with tea warehouses and tea related activities .

**Terms and Conditions**

- ✓ The applicant must utilize the specified area only for developing / facilitating nonpolluting Tea Park and tea-related activities.

- ✓ The Board may accept multiple firms as per the EOI/s to allow multiple player in the Development
  - ✓ The proposed project by the applicant must have a minimum investment of Rs.100 crores which would include lease payments on upfront basis for the land for 30 years of an amount of INR 65 Crores and an additional Investment in upgradation of approx. Rs. 35 crores.
  - ✓ All terms and conditions (subject to change as per Govt. of India guidelines) provided by KoPT from time to time, and as stipulated in the Lease agreement shall be binding.
  - ✓ The Option of sub-lease and/or multiple leases to the interested firms is not available as per the current Govt. Policy which is again subject to change.
  - ✓ Option of Lease Transfer is not available as per current Govt of India policy, which is again subject to change.
  - ✓ The Option of mortgage right is not available as per the current Govt. Policy which is again subject to change.
  - ✓ Interested firms have to provide a corporate guarantee to comply with the terms and conditions provided by KoPT from time to time.
  - ✓ The successful bidder shall keep the Tea Board indemnified and harmless from all legal and financial matters related to or arising out of this EOI.
  - ✓ Bid deposits will not be required at this point of time as KoPt may decide not to continue with the development of Tea Park for which Tea Board will not be held responsible at any point of time.
  - ✓ Tea Board shall sign an Exclusive Facilitation agreement with the selected EOI participants for facilitating this development without any financial outlay.
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- ❖ Interested applicants should submit 'Expression of Interest (EOI)' addressed to the Secretary, Tea Board in a sealed envelope super scribed 'EOI for development of Integrated Tea Park at Kolkata' within 25<sup>th</sup> Feb 2014.
  
  - ❖ The Board reserves the right to accept / reject any or all 'Expressions of Interest', without assigning any reasons whatsoever.