

Pre-Bid meeting held on 11/11/2020 at 11.00 am at KINFRA Mega Food Park, Palakkad for "Selection of Operating Agency to Operate, Maintain and Manage Warehouse -3 nos (Food Processing) at KINFRA Mega Food Park at Palakkad".

Sl .No	Queries Raised by the Bidder	Reply
1.	Whether real estate business is included under service business as per eligible criteria clause 1(a) of tender? Whether experience in warehouse, supply chain or logistics business is mandatory?	Real estate business is not included under service business. It is not mandatory.
2.	In eligible criteria (d) of tender (page no.7), it is mentioned as "Should have GST Registration in Kerala". Whether the GST registration in other state is considered or not?	GST registration of other states shall be considered
3.	Any other common facility charge is applicable during the contract period?	No.
4.	Mentioned as water and electricity supplied by KINFRA/KINESCO. Whether the connection can be in the name of the Operating Agency or their sub-licensee?	Please refer clause No. 5.16 & 5.17 of tender. Water and electricity connection shall be only in the name of Operating Agency.
5.	In page No. 19 of tender, clause (5.22), it is mentioned as "The building, equipment's, furniture and fittings excluding additional equipments exclusively acquired out of the funds of the Operating Agency if any, shall be kept insured against fire, theft, burglary, tempest, rioting and other possible calamities and the insurance policy shall be taken in the joint names of KINFRA and the Operating Agency and the insurance policy shall be kept renewed and shall be in force at all times during the lease period and the insurance premium shall be borne by the Operating Agency". Cost is required for taking the insurance policy, so, to provide the details.	Cost per one warehouse is Rs.3.79 Crores for the purpose of insurance premium calculation.
6.	Building Tax is applicable or not?	No. Building tax is not applicable.
7.	FSSAI or any other registration is required for Operating Agency?	Required. Please refer clause No. 5.18 of tender

8.	Maybe, the Operating Agency have FSSAI registration in outside of KERALA, in that case any other registration is required in KERALA.	Required. Should be registered FSSAI in KERALA.
9	In page No. 17 of tender, clause No. 5.8, it is mentioned as "The Operating Agency shall give first preference to the storage requirements of the units inside KINFRA Mega Food Park". While operating the warehouses, rent quoted by outside unit is higher than rent quoted by unit inside of Park. In this case, operating agency is ready for accepting the quote of outsiders. Please clarify KINFRA have any objections in this regard.	Please refer clause No. 5.7 of tender. The rate can be fixed by operating agency only after approval from KINFRA. The rate charged to the units inside the park and outside the park may be the same.
10	KINFRA have any restrictions to Govt. Agencies (Central Warehousing Corporation) for participating the tenders as per MOFPI scheme.	No restrictions. However, warehouses can be used only for food products.

