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## TERMS OF REFERENCES (ToRs)

### **Subject: Date Farming and Processing Unit at D. I. Khan**

Dates are one of the most important cash fruit crops. Pakistan is amongst the top ten dates producing country. The dates of the region are comparable with well-known international brands and high demand in both local and foreign markets. Khyber Pakhtunkhwa is blessed with high quality date producing areas. Major date producing areas are located in South of the Province including Dera Ismail Khan, Tank, Lakki Marwat and Bannu. These parts of the Province are rich in date production having an ideal environment for the date palm. Organic farms are spread all over the zone with tremendous dates production.

To utilize the best combination of land and climate at Dera Ismail Khan and available date production, Khyber Pakhtunkhwa Board of Investment & Trade (KP-BOIT) in collaboration with Agriculture Department intends to invite private sector to invest in establishment of Date farming and processing unit at Dera Ismail Khan as per following terms of references:

#### **A. Requirement for Pre-qualification:**

1. The firm / party should be a registered entity / firm as per law.(Supporting by documentary evidence)
2. Possesses National tax Certificate. (Copy required)
3. The received EOI shall be evaluated on following criteria:
  - a) Corporate profile and general experience.

- b) Experience in related and Agriculture field.
  - c) Management Experience / HR Skills.
  - d) Financial standing (Present net worth and financial turnover of the Firm / Company) with details of assets / properties of the company and / or its Directors (should be backed by documentary evidence / financial statements).
4. Complete proposals in all respect containing the technical information and financial worth of the bidders / firms in a sealed envelope clearly marked EOI / Pre-qualification documents for Date farming and processing unit at D. I. Khan and address of the proposal submitting firm / party.
  5. The competent authority reserves the right to accept / reject any / or all proposals by assigning reason as per rules.
  6. Incomplete and conditional proposals will not be entertained.

**B. Details of the project for shortlisted bidders / firms:**

1. Area proposed / identified is approximately 1000 Acres (750 Acres at Rak Band Korai and 250 Acres at Rata Kallachi) at Dera Ismail Khan (Which can be divided into two (02) projects of 500 Acres each. However preference will be given to the investor applying for the whole) and will be provided to investor on long lease for a period of thirty (30) years extendible for further period.
2. Establishment of date processing unit with operational capacity of 50 tons per day for 1000 Acres (25 tons per day for 500 Acres) which can be further increased on availability of home grown dates from the local farms.
3. Annual lease / rent for the land will be fixed on the basis of highest offers by the bidder and will be enhanced at 10% yearly during the initial lease period of thirty (30) years however maximum 15% increase may be expected with mutual consent for further extension of fifteen (15) years for which preference will be given to the existing lessee.
4. First two (02) years i.e. plantation, construction / installation (project completion period) phase will be treated as grace period with no lease amount to be charged.
5. One (01) year lease amount (to be commenced on 3<sup>rd</sup> year) will be paid in advance by successful bidder/ investor at the time of signing of lease agreement and can be forfeited if commencement / start of the project does not take place as per schedule.

6. Penalty of 1% of the yearly lease amount shall be levied for non-payment of lease amount in time on daily basis.
7. The interested party / parties should be technically and financially sound with supporting credential of capital input for the development of project.
8. The project include (but not limited to) the following :
  - a) Plantation of Date trees to establish international standard Date Farm.
  - b) Establishment of Date Processing Unit (with operational capacity of 50 tons per day for 1000 Acres and 25 tons per day for 500 Acres).
9. The investor will give preference to locals for training of farming, plucking, processing and packing of dates.
10. The technical proposal should include technical details, construction/installation plan, specifications, number of trees, business plan and environmental assessment.
11. The successful bidder/lessee will carry out entire construction/developmental/ installation, plantation works and install machinery and equipment of the project at his own cost without any financial claim what so ever to the lesser.
12. The successful bidder will required to
  - a) Fulfill all requirements as per law including approval of site plans for the project within a maximum period of 04 months from the award of contract.
  - b) Commence work within a period of 06 months from the date of award of contract.
13. Use of land will not be permitted for purpose other than the purpose explained in the TOR and subsequent lease agreement.
14. Ensure not to damage the flora and fauna of the area.
15. Technical proposal:
  - I. Layout of the project including but not limited to the activities / facilities as per clause 8.
  - II. Environmental impact of the project.
  - III. Type of construction / machinery / equipment / trees and time of completion.
  - IV. Cost of project and financial arrangements.
  - V. Management Capabilities.

16. The Lease Bid;

The lease bid i.e. lease amount with minimum increase of 10% yearly for initial thirty (30) years to be submitted in a separate sealed envelope marked as (Lease Bid). The lease bid envelope will be opened for only qualifying parties.

17. Qualifying parties on the basis of score obtained in the technical proposals will be called for opening of financial proposals in their presence.

18. The Agriculture Department will prepare a detailed Agreement covering each and every aspect of the project jointly signed with the successful bidder.

19. Bidders are required to enclose the technical and financial proposals separately sealed and further sealed in collective envelope.

20. Provincial Government will facilitate in obtaining relevant NOCs.

21. Incomplete and conditional proposals will not be entertained.

22. The Competent Authority reserves the right to accept / reject any or all proposals by assigning reason as per rules.

23. The Competent Authority reserves the right to amend the ToR's for shortlisted parties at the time of issuance of Request for Proposal (RFP) to pre-qualified parties / firms as per requirement.