Schedule-I

(Clause 3.1.9 of TOR)

(Leasehold Land Area)

Name of the Mills: - Jatio Jute Mills Ltd, Raipur, Sirajganj.

Serial No.	Description of Leasehold Area	Area		Taphasil of Leasehold Area (Mouza, Khantian, Dag etc)	Boundary of Leasehold Area
		Acres	Square feet		
01	Land occupied by Infrastructure	11.6209	595060.6346	District: Sirajgonj Upzalla: Sirajgonj Sador Mouza: Raipur Khatian: 05 Dag No: (According to R.S Record) 720,721,722,723,724,725,726, 737,738,739,740,741,742,743,744, 745,746,747,748,749,750,751,752, 753,754,755,782,786,787,789,790, 791,792,794,796,797,798,799,800, 801,802,803,804,805,806,810,812, 813,814,816,817,818,819,820,821, 822,823,824,825,826 in between.	East side: Raipur railway station, road, Eid Gah, Graveyard etc. West Side: Quami high school, Playground, Junior officers Dormitory., North side: Security barrack, ponds, staff qu., Raipur primary school South side: Guest house, Residential area, GM Bangloo.
02	Vacant Land	16.37	624214.8000		
03	Pond/Water Reservoir	9.9791	434694.3699		
	Total	37.9700	1653969.8045		

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Schedule-II

(Clause 3.1.9 of TOR)

(Infractures within Leasehold Area)

Name of the Mills: - Jatio Jute Mills Ltd, Raipur, Sirajganj.

Serial No.	Name	Numbers	Area (square feet)	Remarks
1	**Office building**			
	Administrative building	1	11224.0874	**Two storied Building**
	Jute Department	1	1427.3753	
	Labour office	1	2349.9593	
	Export & purchase dept.	1	1606.2711	
	Civil dept building	1	2537.5383	
	Security office building	1	339.6362	
	total	6	19484.8676	
2	**Residential building**	--	--	**Out of Leasehold Area**
3	**Factory building**			
	Narrow Loom Unit-1	1	290908.9955	
	Broad Loom Unit-2	1	49872.9744	
	total	02	340781.96999	
4	**Jute Godown**			
	Jute Godown (1,2,3)	1	23155.5792	
	Jute Godown (4,5)	1	15451.5591	
	Jute Godown (6, 7)	1	15140.8156	
	Jute Godown 8	1	5138.2260	
	Jute Godown 9	1	4110.7988	
	Jute Godown 10	1	7869.8403	
	Total	06	70865.8190	
5	Finnish Goods Godown	01	11762.7760	
6	**Workshop**			
	Workshop	1	9653.2425	
	Molding shop-1	1	1486.0216	
	Molding shop-2	1	2827.6473	
	total	03	13966.9114	
7	**Store**	01	3380.2422	
8	**Caddis Shed**			
	Caddis shed-1/import shed-1	1	4109.9316	
	Caddis shed-2/old assorting shed	1	6076.6713	
	total	02	10186.6029	
9	Guesthouse	--	--	**Out of Leasehold Area**
10	Transport Garage	--	--	**Out of Leasehold Area**
11	Medical Center	--	--	**Out of Leasehold Area**
12	Club	--	--	**Out of Leasehold Area**
13	**Assorting Shed**			
	Assorting Shed-1	1	3707.4000	
	Assorting Shed-2	1	5922.9119	
	total	02	9630.3119	
14	**Boiler**			
	Boiler Cochran 22256	01	1680.2075	
	Boiler Jhon Stall	01	1682.2075	
	Total	02	3362.4150	
15	Canteen	01	1954.2527	
16	**Workers restroom**			
	Male	1	1162.0714	
	Female	1	545.4890	

	Total	02	1707.5604	
17	Workers Club	--	--	No workers club hear
18	**Weighting Scale**			
	Avery Weighting Scale	01	238.0000	
	Digital Bridge Scale	01	840.0000	
	Total	02	1078.0000	
19	**Pump House**			
	Pump house (hydraulic)	1	780.0279	
	Pump house (normal)	1	170.2533	
	total	02	950.2812	
20	Overhead Water tank	1	626.0039	
21	Sub-station (1000KVA Transformer -3 NOS)	01	872.6051	
22	Generator (Inbuilt)[130KVA Diesel Generator]	01	78.0120	
23	**Mosque**			
	Mosque-1 (waktia)	1	656.2190	
	Mosque-2 (waktia)	1	933.8981	
	Mosque-3 (waktia)	1	1587.1735	
	Total	03	3168.2906	
24	Staff Mass	01	962.8909	
25	**Guard room**			
	Guard room-1	1	99.0092	
	Guard room-2	1	43.4672	
	Total	2	142.4764	
26	Water tank (under ground)	1	5356.4378	
27	Oil tank	1	92.8448	
28	Oil pump	1	473.9027	
29	Oil Delivery Room	01	2133.9167	
30	Tampering seed crashing room	01	2377.4930	
31	**Temporary Shed**			
	Temporary Shed-1	1	1129.4787	
	Temporary Shed-2	1	818.6789	
	Temporary Shed-3	1	97.6384	
	Total	3	2045.7960	
32	Import shed-2	1	3092.6360	
33	**Toilet**			
	Toilet (Staff)	1	89.2327	
	Workers toilet-1	1	709.4090	
	Workers toilet-2	1	467.2196	
	Workers toilet-3	1	729.0599	
	Total	4	1994.9212	

Schedule-III

(Clause 3.1.9 of TOR)

(List of Machineries)

Name of the Mills: Jatio Jute Mills Ltd, Raipur, Sirajganj.

Sl.	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
Narrow Loom Unit-01						
01	Emulsion plant	G.L Fraser (Rap sonic type)	1958	1960	01	cannibalized
02	Emulsion plant	Adamjee (Agitator type)	1958	1960	01	
03	Air Compressor	England	1958	1960	02	Cannibalized-2
04	Rope cutting M/C	England	1958	1960	01	
05	Cutting Hopper	England	1958	1960	01	Cannibalized Shifted to tampering seed Godown
06	Cutting Softner	G.L Fraser,(40 Pair)	1962	1962	01	
07	Long Jute Softner	G.L Fraser,(64 Pair)	1958	1960	03	
08	Spreader	James Mackie & Sons	1958	1960	02	
09	Hard Waste T/Card	G.L Fraser	1958	1960	01	
10	Hotlert M/C	J.F Low	1961	1962	01	
11	Dust Shaker	G.L Fraser	1961	1962	02	
12	Low Teaser Card	J.F Low	1958	1960	02	
13	Breaker Card(3-8,1-3)	James Mackie & Sons(2p, ½ c)	1958	1960	09	
14	Breaker Card (1-2,4)	James Mackie & Sons	1954	2006	03	
15	Breaker Card (5,6,8)	G.L Fraser,JF-1(3p, ½ c)	1958	1960	03	
16	Breaker Card (2-3)	G.L Fraser, JF-2(3p, ½ c)	1961	1962	02	
17	Finisher r Card (5-6,5-6,1)	G.L Fraser, JF-3(3p, ½ c)	1958	1960	05	
18	Finisher Card (9-13)	G.L Fraser, JF-4(4½p, ½ c)	1958	1960	05	
19	Finisher Card (2-8) D.D	James Mackie & Sons (4½p, F.C)	1958	1960	07	
20	Finisher Card (1-4) S.D	James Mackie & Sons (4½p, F.C)	1961	1962	04	
21	Repining M/C	G.L Fraser	1954	1960	02	Cannibalized -1
22	Grinding M/C	JJML	1958	1960	04	
23	Piller Drill M/C	England	1958	1960	01	
24	1st Drawing (push Bar)	James Mackie & Sons (Old Type)	1954	2006	04	
25	1st Drawing (push Bar)	James Mackie & Sons (New Type)	1961	1962	13	
26	2nd Drg (Screw Gill,7,8)	James Mackie & Sons (Old Type)	1954	2006	02	
27	2nd Drg (Screw Gill)	James Mackie & Sons (New Type)	1962	2006	07	
28	3rd Drg (Screw Gill)	James Mackie & Sons (New Type)	1958	2006	10	
29	3rd Drg (Screw Gill)	James Mackie & Sons (Old Type)	1954	2006	04	

30	Finisher Drg (Screw Gill)	James Mackie & Sons (New Type)	1961	1962	08	
31	Finisher Drg (Screw Gill)	James Mackie & Sons (Old Type)	1954	2006	02	
32	Spg Frame 4¼ S/D	James Mackie & Sons	1958	1960	59	
33	Spg Frame 5½ S/D	James Mackie & Sons	1958	1960	21	01 Convert to twist frame
34	Twist Frame	James Mackie & Sons	1958	1960	01	
35	Spg Frame 4¼ A/D	FLTM	1958	1960	02	
36	Reeling M/C	JJML(Double Side)	2014	2014	02	
37	Roll Winding M/C (D.S)	James Mackie & Sons	1958	1960	06	
38	Cop Winding M/C (D.S)	J.F Low (Double Side)	1958	1960	05	
39	Cop Winding M/C (S.S)	J.F Low (Single Side)	1961	1962	02	
40	Dressing Beaming M/C	LEFCO	1958	1960	04	Cannibalized -1
41	Precission Wdg M/C	JJML	2013	2013	01	
42	Bobbin Turning M/C	JJML	2010	2010	01	
43	Dry Beaming M/C	LEFCO	1958	1960	04	
44	Hibbert Dressing M/C	Hibbert (9 Cylinder)	1958	1960	01	Cannibalized
45	Starch Mixing Plant	QJML	1958	1960	01	
46	N.Loom 37½" R.S	FLTM	1958	1960	125	Cannibalized - 2
47	N.Loom 37½" R.S	WLB	1958	1960	125	
48	N.Loom 46½" R.S	LEFCO	1958	1960	186	
49	N.Loom 52½" R.S	LEFCO	1958	1960	31	Cannibalized -5
50	N.Loom 56½" R.S	LEFCO	1958	1960	40	
51	Measuring M/C	LEFCO	1958	1960	01	
52	Damping M/C	LEFCO	1958	1960	02	
53	Calender M/C	LEFCO	1961	1962	04	
54	Lapping M/C	SOMAS	1958	1960	02	
55	Cloth Cutting M/C	C.A HARDEN	1961	1962	02	
56	Hand Cloth Cutting M/C	QJML	1958	1960	01	
57	Heaming Sewing M/C	Union Special	1961	1962	18	Cannibalized -4
58	Herackle Sewing M/C	Union Special	1961	1962	09	Cannibalized -4
59	Herackle Sewing M/C	India	2014	2014	05	
60	Over Head Sewing M/C	FLTM	1958	1960	28	Cannibalized - 11
61	Branding M/C	SOMAS	1958	1960	01	
62	Balling Press	ULRO (Water Hydrolic)	1958	1960	01	
63	Balling Press	FLTM (Oil Hydrolic)	1958	1960	01	
64	Over Head Crane (2.0 Ton)	Moris	1961	2010 New Installation	01	
65	Trolly Crane (Movable)	Morise	1965	1966	01	

			manufacture	installation		
Broad Loom Unit-02						
01	Air Compressure	England	1968	1970	1	
02	Emulsion plant	G.L Fraser (Rapisonic Type)	1968	1970	1	
03	Spreader	James Mackie & Sons	1968	1970	1	
04	Teaser Card M/C	J.F Low	1968	1970	1	
05	Breaker Card M/C JF-2	G.L Fraser (3p, ½ c)	1960	1970	1	
06	Breaker Card M/C	James Mackie & Sons (2p, ½c)	1968	1970	1	
07	Finisher Card M/C	James Mackie & Sons (5½p, F.C)	1968	1970	1	
08	1st Drg (Screw Gill)	James Mackie & Sons	1968	1970	1	
09	2nd Drg (Screw Gill)	James Mackie & Sons	1968	1970	1	
10	2nd Drg (Screw Gill)	James Mackie & sons Old model	1954	2006	1	
11	3rd Drg (Screw Gill)	James Mackie & Sons	1968	1970	2	
12	Spg Frame 4¼ A/D	James Mackie & Sons	1968	1970	9	
13	Spg Frame 4¼ S/D	James Mackie & Sons	1960	1970	2	
14	Spg Frame 4¼ A/D	FLTM	1965	1970	3	Converted to twist frame
15	Spg Frame 5½ S/D	James Mackie & Sons	1960	1970	1	Covert to twist frame
16	Reeling M/C	JJML	2014	2014	2	
17	Roll Winding M/C	James Mackie & Sons	1968	1970	3	
18	Mac Cop Winding (D.S)	James Mackie & Sons	1968	1970	2	
19	Precision Wdg (D.S)	JJML	2013	2013	14	
20	Pre-Beaming M/C	James Mackie & Sons	1968	1970	1	
21	Hibbert Dressing M/C	Hibbert (9 Cylinder)	1968	1970	1	
22	Grinding M/C	JJML	1970	1970	1	
23	Piller Drill M/C	England	1968	1970	1	
24	B.Loom-168″ R.S	Galfra Habib Ltd	1968	1970	5	
25	B.Loom-168″ R.S	FLTM	1968	1970	2	
26	B.Loom-174″ R.S	North Rup	1968	1970	15	
27	B.Loom-210″ R.S	North Rup	1968	1970	10	
28	Cloth Inspection M/C	FLTM	1968	1970	4	
29	Rolling Up M/C	FLTM	1968	1970	1	
30	Over Head Crane	Morris (1.5 Ton)	1968	1970	1	
31	Over Head Crane	Morris (2.0 Ton)	1968	1970	1	
Sl.	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
Quality Control : Narrow Loom Unit-01						
01	Yarn strength Test M/C	England	1968	1969-70	1	
02	Yarn Reeling M/C	England	1968	1969-70	1	
03	Oil Extractor M/C	Latif Baowani Jute Mills	2017	2017	1	
04	Yarn Twist Test M/C	James H.Heal Com. England	1968	1969-70	1	
05	Sliver Measuring M/C	Bangladesh	1968	1969-70	1	

06	Fabric strength Test M/C	Good Brand com. , England	1968	1969-70	1	
7	Avery weight Scale (30kg)	W & T Avery Ltd. England	1968	1969-70	1	
08	Avery weight Scale (10kg)	W & T Avery Ltd. England	1968	1969-70	1	
09	Counter Scale (30kg)	W & T Avery Ltd. England	1968	1969-70	1	
10	Digital weight Scale (40kg)	RFL, Bangladesh	2017	2017	1	
11	A &D Precision Scale (600g)	A & D com. Ltd.	2017	2017	2	
12	Globe Brand Scale (10kg)	China	2005	2005	1	
Quality Control : Broad Loom Unit-02						
01	Avery weight Scale (30kg)	W & T Avery Ltd. England	1968	1969-70	1	
02	Sliver Measuring M/C	Bangladesh	1968	1969-70	1	

Workshop:

Serial No.	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
01	Lathe Machine 10'-0" CL-305	Beco Pakistan	1961	1962	1	
02	Lathe Machine 8'-0" CL-305	Beco Pakistan	1958	1960	1	
03	Lathe Machine 8'-0" CL-160	Beco Pakistan	1958	1960	1	
04	Lathe Machine 9'-0"	Pathak India	1958	1960	1	
05	Lathe Machine 8'-0" L-12	Model-80342,China	1958	1960	1	
06	Lathe Machine 6'-0"	Nector 76 India	1960	1962	1	
07	Lathe Machine 6'-0"	Nector 76 India	1958	1960	1	
08	Lathe Machine 3'-0" CL-115	Beco Pakistan	1961	1962	1	
09	Lathe Machine 3'-0" CL-116	Beco Pakistan	1958	1960	1	
10	Lathe Machine 6'-0" 860628	Pakistan	1958	1960	1	
11	Lathe Machine 6'-0"	Pakistan	1958	1960	1	Cannibalized
12	Lathe Machine 11'-0"	Zakir BD	1958	1960	1	
13	Lathe Machine 4'-6" CAP-14	Wood House Pakistan	1958	1960	1	
14	Gear Hobbing Machine	David Brown Eng	1959	1961	1	
15	Grainding Machine	QJML	1958	1960	1	
16	Radial Drill Machine 3-6 x 11009	India	1958	1960	1	
17	Shapper Machine SL-1036 331	Elliott Company England	1958	1960	1	
18	Shapper Machine Beco SL-1901	Elliott Company England	1958	1960	1	
19	Hand Drill Piller Drill Machine	Elliott Company England	1958	1960	1	

20	Power Saw Machine	Elliott Company England	1960	1962	1	
21	Wood Saw Machine SL 42 (Round)	Deminin Halifox	1960	1962	1	
22	Wood Turning Machine	England	1960	1962	1	
23	Wood Planner Machine 33090K	Wadkin Lesister England	1958	1960	1	
24	Electric Welding Machine	England	1958	1960	1	
25	Electric Welding Machine	England	1958	1960	1	
26	Electric Welding Machine	England	1958	1960	1	
27	Electric Welding Machine	England	1958	1960	1	
28	Threading Machine SL-8213	USA	1958	1960	1	Cannibalized
29	Hand Pressure Machine	Bangladesh Oxygen	1958	1960	1	
30	Hopper Machine	England	1958	1960	1	
31	Boiler Cochran 22256	Lesister England	1958	1960	1	
32	Boiler Jhon Stall	England	1958	1960	1	
33	Crashing Machine 20"	Scottland	1958	1960	1	
34	Crashing Machine 16"	Scottland	1961	1962	1	
35	Saucher Grinding Machine	England	1958	1960	1	
36	Milling Machine	India	1958	1960	1	
37	Springkular Pump	England	1958	1960	1	
38	Hydrent Pump	England	1958	1960	1	
39	Pin Cutting Machine (B. Pin)	JJML	2011	2011	1	
40	Neal Crane	England	1958	1960	1	
41	Oxy-Acetylene Gas Welding Set	England	1958	1960	1	
42	Cupola Furnace	JJML	2011	2011	1	
43	Sheet Rolling M/C	England	1958	1960	1	
44	Plastic Moulding M/C	QJML	2005	2005	1	
45	Wood Saw M/C	JJML	2014	2014	1	

Weighting Scale

Sl.	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
01	Every Scale Jute warehouse-4 (220kg)	W & T Every Ltd England	1961	1962	1	
02	Every Scale Steel Layer North side of Digital Bridge Scale (5000kg)	W & T Every Ltd England	1961	1962	1	
03	Digital Bridge scale Jute Depart. (50000kg)	Chinese	2015	2015	1	
04	Digital Scale Batching Dept. mill-1 (2000kg)	W & T Every Ltd England	1961	2014		Convert to Digital Scale

05	Every Scale Batching, Depart of mill-1, Spreader machine no-1 (500kg)	W &T Every Lt England	1961	1962	1	
06	Every Scale Batching, Depart of mill-1, Spreader machine no-2 (500kg)	W &T Every Lt England	1961	1962	1	Cannibalized
07	Every Scale Westside of Winding Vice Section & finishing (50kg)	W &T Every Lt England	1961	1962	3	Cannibalized
08	Every Scale Near Gate no 9 (500kg)	W &T Every Lt England	1961	1962	1	Cannibalized
09	Every Scale Winding Section (250kg)	W &T Every Lt England	1961	1962	1	
10	Every Scale Weaving Section, (50kg)	W &T,Every Lt England	1961	1962	1	
11	Every Scale Finishing Department (500kg)	W &T Every Lt England	1961	1962	1	
12	Every Scale Finishing Department (50kg)	W &T Every Lt England	1961	1962	1	
13	Every Scale Steel Layer Finishing Department (1000kg)	W &T Every Lt England	1961	1962	1	
14	Digital Scale Finishing Department (25kg)	Chinese	2015	2015	1	
15	Every Scale Workshop Department (50kg)	W &T Every Lt England	1961	1962	1	
16	Every Scale Store warehouse (50kg)	W &T Every Lt England	1961	1962	1	
17	Every Scale Store warehouse (500kg)	W &T Every Lt England	1961	1962	1	
18	Every Scale Store (50kg)	W &T Every Lt England	1961	1962	1	
19	Every Scale Steel layer In font of L &W office (1000kg)	W &T Every Lt England	1961	1962	1	
20	Every Scale Steel layer Finishing Department Broad loom (500kg)	W &T Every Lt England	1961	1962	1	
21	Every Scale Steel layer Finishing department Broad loom (100kg)	W &T Every Lt England	1961	1962	1	
22	Every Scale Steel layer East side of Hibeart	W &T Every Lt England	1961	1962	1	Cannibalized

	Dressing Machine Broad loom (550kg)					
23	Every Scale Steel layer Winding Section Broad loom (525 kg)	W &T Every Lt England	1961	1962	1	
24	Every Scale Steel layer Spreader machine broad loom (550kg)	W &T Every Lt England	1961	1962	1	
25	Digital Scale Depart of Electrical (100kg)	Chimes	2015	2015	1	
26	Camri Scale Depart of jute (20kg)	W &T, Every Lt England	1961	1962	1	
Jute Godown						
01	Jute Balling Press	England	1965	1966	1	

Electrical Department:

Sl.	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
01.	Transformer no-1, 1000kva,11000/440v,52.5/1312A,Impedance voltage at 75°c 4.75% English Electric co Ltd, Great Britain, ,English.	English Electric co Ltd, Great Britain, English.	1959	1962	1	
02	Transformer no-2 1000kva,11000/440v,52.5/1312A,Impedance voltage at 75°c 4.75% English Electric co Ltd, Great Britain, English	English Electric co Ltd, Great Britain, English.	1959	1962	1	Cannibalized
03	Transformer no-3 1000kva,11000/440v,52.5/1311A,Impedance voltage at 70°c 4.77% PEL Manufactured by Pak Electron Ltd, Lahore.	Manufactured by Pak Electron Ltd, Lahore	1959	1962	1	
04.	DIESEL GENERATOR, 130 KVA ,COV RAD,CRD:41371,LM4MAA,TYPENO:584/NOP54895/1,TYPE:AB22L/1500RPM, KVA:130/CONT RATING P.F: 8 ,50~3 PHASE,VOLT:440/254-171AMPS.Great Britain Pattern No: 719212719267.ARTUR LYON & ENGINEERS LTD, ENGLAND W.H. Dorman & Co LTD,	Great Britain Pattern No: 719212-719267.ARTUR LYON & ENGINEERS LTD, ENGLAND W.H. Dorman & Co LTD, DORMAN ENGINE	1961	1962	1	Coverage of residential area lighting load & Finishing section load of mill no 1

	DORMAN ENGINE.					
05	Metering Panel Board, Pattern No-S5604 440 volts,	Great Britain,England	1961	1962	1	
06	HT Isolator 11kv, 300Mva	S & C Metal Clad Switchgear, Electric Company,Chicago,U.S.A	1961	1962	02	
07	INCOMING HT Oil Circuit Breaker, Contract-COFG/48/1/1,Type-OLX,BS-116,kv-11,A-400,c/s-50,Making Capacity-33.4 kv peak, Breaking Capacity-13.1symetrical ka, 250 Equivalen MVA,16.1 Symetrical ka, short Time -13.1, 3 sec, UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIES LTD, GUJRANWALA .W.PAK	UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIES LTD	1961	1962	1	
08.	HT Oil Circuit Breaker For Transformer no-1 Contract-COFG/48/1/1,Type-OLX,BS-116,kv-11,A-400,c/s-50,Making Capacity-33.4 kv peak, Breaking Capacity-13.1symetrical ka, 250 Equivalent MVA,16.1 Symmetrical ka, short Time -13.1, 3 sec, UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIESLTD, GUJRANWALA. W.PAK	UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIES LTD	1961	1962	1	
09	HT Oil Circuit Breaker For Transformer no-2, Contract COFG/48/1/1,Type-OLX,BS-116,kv-11,A-400,c/s50,Making Capacity-33.4 kv	UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIES LTD	1961	1962	1	

	peak,BreakingCapacity-13.1symetrical ka, 250 Equivalent MVA,16.1 Symmetrical ka, short Time -13.1, 3 sec, UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIESLTD, GUJRANWALA.W.PAK					
10	HT Oil Circuit Breaker For Transformer no-3, Contract-COFG/48/1/1,Type-OLX,BS-116,kv-11,A-400,c/s-50,Making Capacity-33.4 kv peak, Breaking Capacity-13.1symetrical ka, 250 Equivalent MVA,16.1 Symmetrical ka, short Time -13.1, 3 sec, UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND.FAIZI INDUSTRIESLTD, GUJRANWALA>W.PAK	UNDER LICENCE-ENGLISH ELECTRIC CO LTD. ENGLAND. FAIZI INDUSTRIES LTD	1961	1962	1	
11	LT BREAKER From 1000kva Transformer no-01	Otter Mill switch gearLtd, Ottery st.Mary. Devon, England.	1961	1962	1	
12	LT BREAKER From 1000kva Transformer no-02	Otter Mill switchgearLtd, Ottery st.Mary. Devon, England.	1961	1962	1	
13	LT BREAKER From 1000kva Transformer no-03	OtterMill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
14	LT BREAKER Feederno-01, Serial no-11132, Frame size-FD3,Service voltage-415 Normal current-600,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	OtterMill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
15	LT BREAKER Feederno-02, Serial no-8617, Frame size-	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	

	FD3,Service voltage-415 Normal current-400,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka					
16	LT BREAKER Feederno-03, Serial no-10932, Frame size-FD3,Service voltage-415 Normal current-400,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
17	LT BREAKER Feederno-04, Serial no-3625, Frame size-FD3,Service voltage-415 Normal current-200,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
18	LT BREAKER Feederno-05, Serial no-8478, Frame size-FD4,Service voltage-415 Normal current-800,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
19	LT BREAKER Feederno-06, Serial no-10925, Frame size-FD3,Service voltage-415 Normal current-400,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
20	LT BREAKER Feederno-07, Serial no-10920, Frame size-FD3,Service voltage-	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	

	415 Normal current-400,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka					
21	LT BREAKER Feederno-08,Serial no-8626, Frame size-FD3,Service voltage-415 Normal current-200,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
22	LT BREAKER Feederno-09, Serial no-8479, Frame size-FD4,Service voltage-415 Normal current-800,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
23	LT BREAKER Feederno-10, Serial no-8480, Frame size-FD4, Service voltage-415 Normal current-800,Frequency -50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
24	LT BREAKER Feederno-11, Serial no-8623,Frame size-FD3,Service voltage-415 Normal current-300, Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
25	LT BREAKER Feederno-12, Serial	Otter Mill switch gear Ltd, Ottery st.Mary.	1961	1962	1	

	no-8624, Frame size- FD3,Service voltage- 415 Normal current- 300,Frequency-50 Breaking Capacity- 36ka,Making Capacity-72ka Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	Devon, England.				
26	LT BREAKER Feederno-13, Serial no-8619, Frame size- FD3,Service voltage- 415 Normal current- 400,Frequency-50 Breaking Capacity- 36ka,Making Capacity-72ka Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	Otter Mill switch gear Ltd, Ottery st.Mary. 1Devon, England.	1961	1962	1	
27	LT BREAKER Feederno-14, Serial no-8481, Frame size- FD4,Service voltage- 415 Normal current- 800,Frequency-50 Breaking Capacity- 36ka,Making Capacity-72ka Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	'Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
28	LT BREAKER Feeder no-15, Serial no-8632, Frame size- FD3,Service voltage- 415 Normal current- 200,Frequency-50 Breaking Capacity- 36ka,Making Capacity-72ka Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	

29	LT BREAKER Feeder no-16, Serial no-8627, Frame size-FD3,Service voltage-415 Normal current-200,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
30	LT BREAKER Feeder no-17,Serial no-8631, Frame size-FD3,Service voltage-415 Normal current-200,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
31	LT BREAKER Feeder no-18, Serial no-11139, Frame size-FD3,Service voltage-415 Normal current-600,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
32	LT BREAKER Feederno-19, Serial no-8620, Frame size-FD3,Service voltage-415 Normal current-400,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
33	LT BREAKER Feederno-20,Serial no-11113, Frame size-FD2,Service voltage-415 Normal current-300,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	
34	LT BREAKER Feederno-21, Serial no-11096,	Otter Mill switch gear Ltd, Ottery st.Mary. Devon, England.	1961	1962	1	

	Frame size-FD3,Service voltage-415 Normal current-600,Frequency-50 Breaking Capacity-36ka,Making Capacity-72ka					
35	Capacitor 150 kvar,Rated Line current-110 Amps,440 volts,3-Phase,3-wire,50 cycles,Havells,Made in India	BICC,Made in England.	1961	1962	1	
36	Capacitor 50 kvar,Rated Line current-65 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
37	Capacitor 56 kvar,Rated Line current-70 Amps,440 volts,3-Phase 3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
38	Capacitor 56 kvar,Rated Line current-70 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
39	Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
40	Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
41	Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.	BICC,Made in England.	1961	1962	1	
42	Capacitor 75 kvar,Rated Line current-110 Amps,440 volts,3-Phase,3-wire,50 cycles,	Havells,Made in India.	2015	2016	1	
43	Capacitor 75	Havells,Made in	2015	2016	1	

	kvar,Rated Line current-110 Amps,440 volts,3-Phase,3-wire,50 cycles,	**India.**				
44	**Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,**	**BICC,Made in England.**	**1961**	**1962**	**1**	
45	**Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,**	**BICC,Made in England.**	**1961**	**1962**	**1**	
46	**Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.**	**BICC,Made in England.**	**1961**	**1962**	**1**	
47	**Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.**	**BICC,Made in England.**	**1961**	**1962**	**1**	
48	**Capacitor 65 kvar,Rated Line current-86 Amps,440 volts,3-Phase,3-wire,50 cycles,BICC,Made in England.**	**BICC,Made in England.**	**1961**	**1962**	**1**	
49	**Capacitor 95 kvar,Rated Line current-140 Amps,440 volts,3-Phase,3-wire,50 cycles,Havells,Made in India**	**Havells,Made in India**	**2018**	**2019**	**1**	
50	**Auto PFC Plant with metering panel**	**Bangladesh**	**2012**	**2013**	**1**	

Sl.	**Name**	**Manufacturer**	**Year of manufacture**	**Year of installation**	**Quantity**	**Remarks**
Distribution Board (Narrow Loom)						
1	Distribution Panel Board 300A, 440V.	English Electric co. England.	1954	1962	02	
2	Distribution Board 300A	English Electric co. England	1954	1962	01	
3	Distribution Board 100A	English Electric co. England	1954	1962	03	
Distribution Board (Broad Loom)						
1	Distribution Panel Board 400A, 440V.	English Electric co. England.	1954	1962	01	
Distribution Board (Work Shop)						
1.	Distribution Board 300A	English Electric co. England	1954	1962	01	

Sl	Name	Manufacturer	Year of manufacture	Year of installation	Quantity	Remarks
Overhead Power & Lighting Trunking Busbar (Narrow Loom Unit-1)						
1.	Total Power Sopply Busbar 500A used for Individual Machine, Size 9"×3.5"	England	1959	1962	350m	
2.	Total Power Sopply Busbar 250A used for Individual Machine, Size 6"×3.5"	England	1959	1962	1000m	
3.	Total Lihgting Busbar 250A used for Lighting Trunking System, Size 6"×3.5"	England	1959	1962	220m	
4.	Total Lihgting Busbar 250A used for Lighting Trunking System, Size 3.25"×3.25"	England	1959	1962	6500m	
Overhead Power& LIghting Trunking Busbar (Broad Loom Unit-2)						
1.	Total Power Sopply Busbar 500A used for Individual Machine, Size 9"×3.5"	England	1959	1962	20m	
2.	Total Power Sopply Busbar 250A used for Individual Machine, Size 6"×3.5"	England	1959	1962	210m	
3.	Total Lihgting Busbar 250A used for Lighting Trunking System, Size 6"×3.5"	England	1959	1962	30m	
4.	Total Lihgting Busbar 250A used for Lighting Trunking System, Size 3.25"×3.25"	England	1959	1962	260m	
OverheadLighting Trunking Busbar(Work Shop)						
1.	Total Lihgting Busbar 250A used for Lighting Trunking System, Size 3.25"×3.25"	England	1959	1962	250m	
Length of Armared & PVC Cable From Feeder to Factory DB						
1	Armared Cable 3×0.30 Sq. Inch. (LT Breaker, Feeder no 01, Sacking Loom)	England	1959	1962	155m	
2	Armared Cable 3×0.20 Sq. Inch.(LT Breker Feeder no-02,Hessian Loom)	England	1959	1962	150m	
3	Armared Cable 3×0.30 Sq. Inch.(LT Breaker Feederno-03,Card & Drg.)	England	1959	1962	175m	
4	PVC Cable 3×0.15 Sq. Inch. (LT Breaker Feeder no-04,Auto Capacitor)	England	1959	1962	50m	
5	Armared Cable 3×0.60 Sq. Inch. (LT Breaker Feederno-05,Spanning(H/S) Double Line)	England	1959	1962	35m	
6	Armared Cable 3×0.30 Sq. Inch.(LT Breaker Feederno-06,Card&Drawing-2)	England	1959	1962	115m	
7	Armared Cable 3×0.30 Sq. Inch. (LT Breaker Feederno-07,S Card&Drawing-1)	England	1959	1962	145m	
8	Armared Cable 3×0.15 Sq.	England	1959	1962	80m	

	Inch. (LT Breaker Feederno-08,Prepatory Section)					
9	Armared Cable 3×0.60 Sq. Inch. (LT Breaker Feederno-09,Cap. Bank)	England	1959	1962	15m	
10	Armared Cable 3×0.15 Sq. Inch. (LT Breaker Feederno-10,Spanning(S/H) Single Line)	England	1959	1962	45m	
11	Armared Cable 3×0.30 Sq. Inch. (LT Breaker Feederno-11,Loom(FLTM))	England	1959	1962	75m	
12	PVC Cable 3×0.15 Sq. Inch. (Residential Isolator)	England	1959	1962	100m	
13	Armared Cable 3×0.15 Sq. Inch. (LT Breaker Feeder no-13,Finishing DB.)	England	1959	1962	125m	
14	Armared Cable 3×0.60 Sq. Inch. (LT Breaker Feederno14,Cap. Bank 2)	England	1959	1962	15m	
15	Armared Cable 3×0.15 Sq. Inch. LT Breaker Feeder no-15,Lighting DB)	England	1959	1962	45m	
16	Armared Cable 3×0.15 Sq. Inch. LT Breaker Feeder no-16,Generator DB)	England	1959	1962	50m	
17	Armared Cable 3×0.15 Sq. Inch. (LT Breaker Feederno-17,Spare)	England	1959	1962	100m	
18	Armared Cable 3×0.30 Sq. Inch. (LT Breaker Feeder no-18,Spg-3)	England	1959	1962	105m	
19	Armared Cable 3×0.20 Sq. Inch. (LT Breaker Feeder no-19,card & Drg-4)	England	1959	1962	125m	
20	Armared Cable 3×0.20 Sq. Inch. (LT Breaker Feeder no-20, to Woekshop)	England	1959	1962	225m	
21	Armared Cable 3×0.30 Sq. Inch. (LT Breaker Feederno-21, to Broad Loom DB)	England	1959	1962	125m	

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প্রকল্প প্রধান
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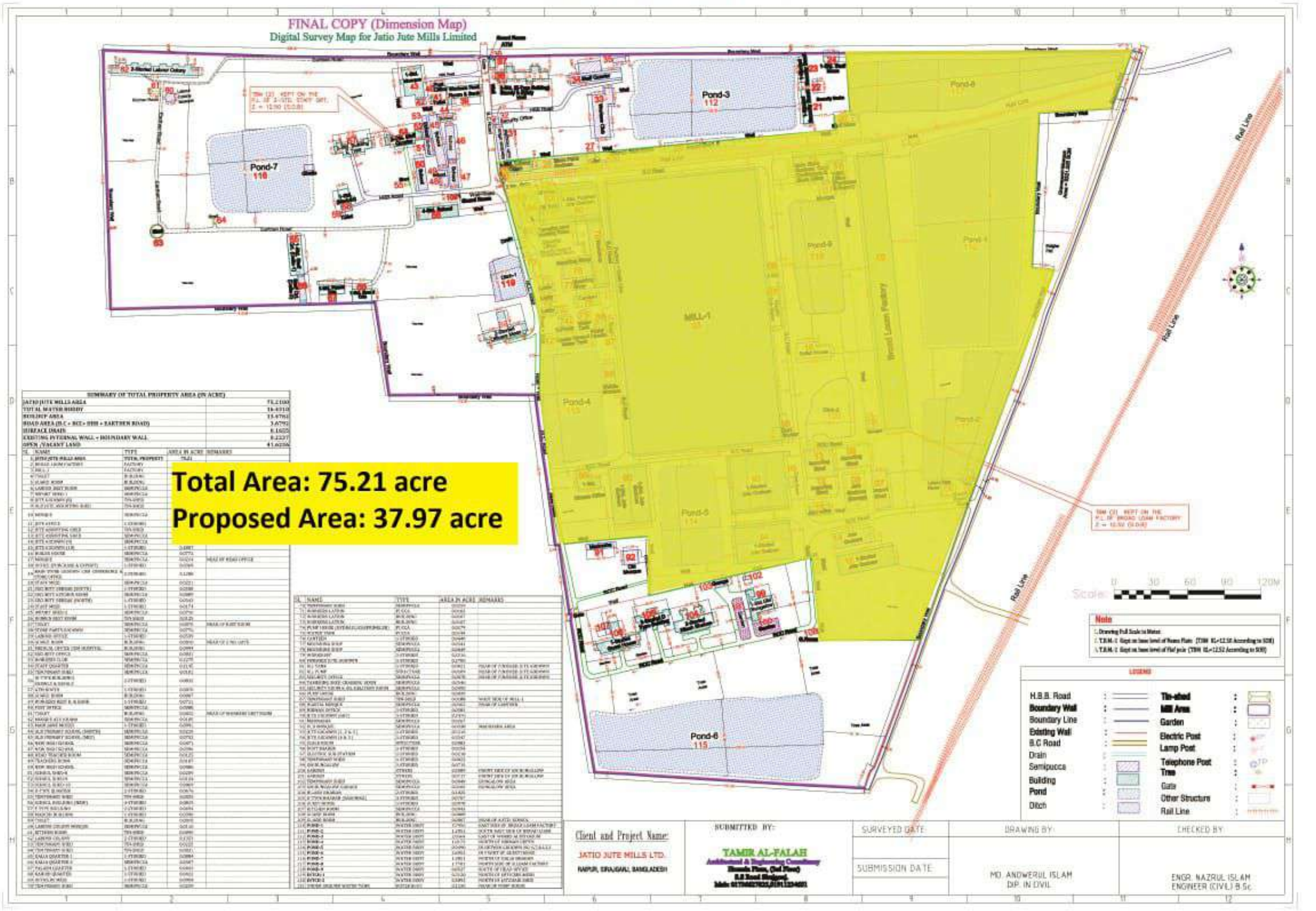
Jatio Jute Mills Ltd.



TERMS OF REFERENCE (TOR) [Corrected]
FOR
AWARD OF LEASE OF STATE-OWNED JUTE MILLS

1.0 BACKGROUND OF THE LEASE

All mills under Bangladesh Jute Mills Corporation (BJMC) ceased operation from 1st July 2020 in accordance with government decision. Later, in exercise of the power conferred in Section 11 of The Industrial Enterprises Nationalization Act, 2018, the government has decided to run those mills under private management initially through lease or rental agreement. BJMC, therefore, has taken steps to lease out the jute mills following basic principles and guidelines approved by the Government in that behalf.

2.0 OBJECTIVES OF THE LEASE

2.1 The main objective of leasing out the land area, structures and facilities of (Name of Mill) is to ensure and facilitate productive utilization of the same with a view to:

(a) Enhancing production and/or export of any kind of goods/products (compatible/suitable to the environment and the location of the concerned mill) preferably textiles and jute products including their forward and backward linkage industries in order to contribute to the national economy of Bangladesh; and

(b) Thereby creating employment opportunities including space for reemployment of the retrenched workers of (Name of Mill) to the extent possible.

3.0 SCOPE OF THE LEASE

3.1 General Scopes of the Lease

3.1.1 Term of lease will be up to 30 years, which may be extended on the basis of satisfactory performance of the first Lease.

3.1.2 The ownership of the demised premises of the leasehold mill shall remain with the Lessor and shall not deem to have been transferred

3.1.3 The name and status of the demised premises of the leasehold mill shall remain unchanged throughout the entire lease term.

3.1.4 The Lessee shall have the right to display and operate under its own name as `Lessee' without prejudice to the original ownership.

3.1.5 Before handover, a joint physical inventory by the Lessor and the Lessee of all moveable and immovable properties within the demised premises shall be conducted. Such joint inventory shall cover but not limited to items included in the Schedules mentioned in Clause 3.1.9 that will be handed over to the custody of the Lessee.

3.1.6 The list of the properties and other assets prepared following the joint physical inventory shall be reviewed and updated at the end of every following year by a team consisting of representatives of both the Lessee and the Lessor.

3.1.7 The Lessee shall have to pay the monthly rent proposed in the Financial Proposal submitted by it/him and such monthly rent shall be automatically increased by 10% after every 5 (five) years throughout the entire lease term.

3.1.8 A grace period of 30(thirty) months for mobilization of resources may be allowed if the Lessee so desires and in such a case, the monthly rent shall be payable from 31st month after the date of handover of the demised property to the Lessee. This grace period is only applicable for the lessee who complete the lease term at least 10 (Ten) years, it will not be applicable in the event of termination before the completion at least 10 (Ten) years term. If the lessee wants to cancel the lease agreement before 10 years, the lessee will have to pay the rent for the duration of the period during which the lessee is in possession of the leasehold property. Further, if there is any damage to the mill (leasehold property) during the said period, the lessor can claim compensation for the same.

3.1.9 Schedules attached hereto (Schedule I: Leasehold Land Area, Schedule II: List of Infrastructures within the Leasehold Area, Schedule III: List of Machineries) for each mill and the Business Plan submitted by the successful bidder shall be treated as part of this TOR.

3.1.10 The Lessee may undertake necessary interior decoration, installation of air-conditioning, substation, electricity & water supply etc. as may be required for the purpose of business at its/his own cost.

3.1.11 The Lessee may undertake installation of new machinery or renovation of existing machinery/ equipment and physical structures/ facilities including construction of new buildings/structures/facilities for the purpose(s) outlined in his/its business plan with prior intimation to the Lessor. However, construction of such new structures/facilities must conform to the proposed purpose(s) mentioned in and must not exceed the occasion or limit set by the Business Plan. All new construction and renovation including retrofitting of existing buildings/ structures must be done in compliance with all relevant environmental, industrial and other regulatory requirements.

3.1.12 The leasehold property/demised premises shall only be used or utilized for the purposes mentioned/outlined in the detailed Business Plan submitted in the EOI process and any exception to that will constitute a breach of the terms and conditions of the lease Agreement.

3.1.13 Conduct of business under the lease shall be carried out subject to the laws of Bangladesh.

3.1.14 The Lessor or the Government shall not take part in the operation of the mills under lease, and shall not share profit or loss of this operation.

3.1.15 The leasehold property or any part thereof shall not be mortgaged or sub-leased or rented to any third party including bank or financial institution or intermediary.

3.1.16 Any dispute or disagreement arising out of interpretation of any clause of the TOR or regarding any issue beyond the TOR shall be resolved through mutual discussions keeping in view the objectives of the Lease enumerated in Clauses 2.1(a) and 2.1 (b).

3.1.17 The entire leasehold property/demised premises or a part or parts thereof may be used for setting up a single product-line or multiple product-lines under a single roof or multiple roofs for the purpose(s) of carrying out business/operation(s) mentioned in the Business Plan.

3.1.18 This ToR shall form an integral part of any agreement or contract executed in pursuance of this EOI/Bidding process.

3.2 Rights and Obligations of the Lessee

3.2.1 The successful bidder shall have to deposit an amount of money (in cash) equivalent to 36 (Thirty six) month's rent as `security of the lease' before signing the lease agreement. Such amount is refundable without interest after only satisfactory completion/termination of the lease term and handing over the possession of the leasehold property to the Lessor

3.2.2 The Lessee shall take over the property under lease/demised premises within 03 (three) months from signing of the Lease Agreement or in case the Lessee chooses not to use the same, within 01 (One) month from the date on which the Lessor concludes disposal of existing buildings/structures/facilities and machinery/ equipment whichever comes later.

3.2.3 The Lessee shall operate the demised premises of the leasehold mill/business under its own name and style, carry out transactions through its own Bank Account(s) and obtain necessary permissions, licenses, registrations and any other business-related documents that may be required under existing laws and regulations.

3.2.4 The Lessee may utilize the existing facilities including machinery/equipment/building(s)/ structures/facilities within the demised premises for the purpose of carrying out business at its/his choice.

3.2.5 The Lessee should clearly state, in the Detailed Business Plan, its/his willingness or unwillingness to use existing buildings/structures/facilities and machinery/equipment in whole or in part.

3.2.6 The Lessee shall pay the monthly rent with VAT, Tax & other applicable government charges within the 7th day of each running English calendar month during the lease period.

3.2.7 The Lessee shall be responsible for payment of all utility bills from the month of take-over.

3.2.8 The Lessee shall be responsible for payment of all expenses related to operation & maintenance of the demised premises of the leasehold mill including salary and wages of all staff members/ employees.

3.2.9 The Lessee must obtain adequate and appropriate comprehensive insurance cover for the leasehold property/demised premises covering all infrastructures, facilities, machinery and inventories at its/his own cost during the lease term and a copy of the policy documents in that behalf must be provided to the Lessor.

3.2.10 The Lessee shall be responsible for proper upkeep and maintenance of the land, building, machinery, equipment, properties and other assets of the mill(s) as described in the list during the lease period.

3.2.11 The Lessee shall repair and maintain machinery as necessary at its own cost and responsibility.

3.2.12 The Lessee shall not use the leasehold property to produce/sell or stock any goods/commodity which is not related to business proposed in the Business Plan submitted in the EOI process.

3.2.13 The Lessee shall not change or deface the landscape of the leasehold property/demised premises or cut/remove/sell any tree(s) inside the leasehold property for purpose(s) other than those mentioned in the Business Plan submitted in the EOI process.

3.2.14 The Lessee shall be responsible to ensure the overall safety and security of the leasehold property at its/his own cost.

3.2.15 The Lessee shall be liable for any inconsistency and discrepancy in or to the assets listed in the Schedules and other list of items prepared through joint physical inventory under clause 3.1.5 after handover of the same in favour of the Lessee.

3.2.16 The Lessee shall be liable for any damage to or loss of the assets listed in the Schedules and other list of items prepared through the joint physical inventory while in custody of itself during the lease term after handover of the same.

3.2.17 The Lessee shall be obliged to cooperate with the Lessor for compliance of the Lease Agreement.

3.2.18 If the Lessee intends to extend the contract tenure after end of expiry of lease term, he/it shall inform its willingness for extension of lease term to the Lessor at least 06 (Six) months before expiry of the lease term.

3.2.19 At the end of the lease term, the Lessee shall handover the demised premises of the leasehold mill to the Lessor through a joint physical inventory.

3.2.20 The lessor shall install solar panel on the roof-top of the factory building and godown building. If the Lessee intents to install such solar panel, it must be intimated to the Lessor in writing within one month and installation shall be completed within a year from the date of handover the demised premises. If the roof top already been utilized to establish and produce solar energy, the Lessee shall accept the Terms of Reference (TOR) of the solar plant establishment.

3.3 Rights and Obligations of the Lessor

3.3.1 The Lessor shall handover the leasehold property/demised premises within 03 (Three) months after the signing of the Lease Agreement or in case the Lessee chooses not to use the same, within 01 (one) month from the date on which the disposal of existing buildings/structures/facilities and/or machinery/equipment is concluded whichever comes later.

3.3.2 The Lessor shall be responsible for all the liabilities of the leasehold mills up to the day of handover of the demised premises of the leasehold mill.

3.3.3 The Lessor shall be responsible for payment of Land Development Tax, Holding Tax and other government charge(s) related to the ownership.

3.3.4 The Lessor, with prior intimation to the lessee, shall have the right to visit the leasehold mills for compliance of the Lease Agreement.

3.3.5 If the Lessee proposes for any renovation of existing machinery/ equipment and building/ structures/facilities or construction of new structures/facilities/buildings or change to the demised premises including cutting/removing any tree(s) inside the leasehold property, the Lessor shall dispose of it within 3 (Three) months of receipt of such request or proposal.

3.3.6 If the Lessee choses to not use the existing buildings/ structures/f acilities and machinery/ equipment within the demised premises in whole or in part, the Lessor shall ensure disposal of such buildings/ structures/ facilities and machinery/ equipment before handover of the demised premises to the Lessee.

3.4 Force Majeure

3.4.1 In the event of the demised premises or any part thereof being wholly or partially destroyed or seized by earthquake, tempest, flood, civil commotion, enemies of the State or other irresistible force beyond human control or the situation is beyond control due to act of God so as to render the same or any part thereof substantially unfit for the purpose of which it is or to be let out, neither the Lessee nor the Lessor shall be considered in breach of this contract to the extent that performance of their respective obligations is prevented after handover of the demised premises of the leasehold mill.

3.4.2 If an event of Force Majeure results in a loss or damage to the facilities, structures and machinery/equipment listed in physical joint inventory including schedules II & III, the Lessee shall rectify such loss or damage to the extent required by the Lessor.

3.4.3 Any other issues arising from event of Force Majeure shall be governed by relevant laws of Bangladesh.

3.5 Cancellation or Termination of Lease

3.5.1 If the Lessee fails to take over the demised premises of the leasehold mills within the specified time, the Lease Offer will be automatically cancelled. In such a case, the Lessee shall be liable to pay compensation of an amount equivalent to 03 (three) months' rent.

3.5.2 In case of any violation of the Lease Agreement, the Lessor shall have the right to cancel the lease through issuing 03 (Three) months' notice.

3.5.3 The Lessee shall have the right to terminate the Lease Agreement by issuing 06 (Six) months' notice to the Lessor. In case of failure to provide such notice, 06 (Six) months' rent will be applicable.

4.0 SUBMISSION OF EXPRESSION OF INTEREST (EOI)

4.1 An individual bidder of local (Bangladeshi) origin with 100% ownership, or an individual bidder of foreign (other than Bangladeshi) origin with 100% foreign equity or a Joint Venture (JV) between more than one individual or entity of local and/or foreign origin with either of them as the lead partner, may submit EOI.

4.2 Any interested party may submit bid for more than one mill. In such a case, separate EOI must be submitted for each individual mill.

4.3 Required details, qualifications and experiences of the bidders for EOI:

4.3.1 for Individuals and Firms

(a) Local bidder

- Certificate of incorporation from a relevant authority duly authorised under a Bangladesh law.
- Memorandum and Articles of Association (if applicable)
- Updated copy of Trade Licence(s) and other business documents up to the preceding year.
- Income Tax Certificate up to the preceding year.
- VAT Registration Certificate up to the preceding year.
- Documents relating to jute/textiles business (if any)
- Yearly production capacity for the preceding 03 (three) years (in case of jute/textiles mills)
- Yearly turnover for the preceding 03 (three) years (if any)
- Experience in number of years in jute or textiles production/business (if any)
- Experience in number of years in jute or jute related business (if any)
- Experience in number of years in manufacturing and export business of other goods and services (if any)

(b) Foreign Bidder

- Certificate of incorporation of the company in the country of origin (if applicable)
- Memorandum and Articles of Association (if applicable)
- List of Directors/Partners with nationality and address
- Copies of current passport(s)/travel document(s) of foreign directors/ partners/ entrepreneurs.
- Yearly turnover for the preceding 03 (three) years (if any)
- Experience in number of years in manufacturing and export business of other goods and services (if any)

4.3.2 For Joint Venture (JV)

- Local &Local: Documents as per clause 4.3.1(a)
- Local & Foreign: Documents under as per 4.3.1(a) & (b)
- Foreign & Foreign: Documents as per clause 4.3.1(b)

4.4 A foreign company with 100% foreign equity, if successful in bid, has to incorporate itself as a company with Registrar of Joint Stock Companies and Firms (RJSC) in Bangladesh and have to obtain other necessary business licenses such as Trade License, Tax Identification Number (TIN) Certificate, VAT Registration Certificate, Business Identification Number (BIN) Certificate, Fire License, Environmental Clearance and other necessary documents as may be required by various authorities in Bangladesh.

4.5 The EOI shall be submitted in required number of copies with one original. The EOI notice and TOR shall be followed in preparation and submission of EOI.

4.6 The particulars, qualifications and experiences mentioned in clause 4.3shall have to be supported by valid documents. The originals must be submitted as and when required by the authority.

4.7 The Expression of Interest (EOI) submitted by the bidders shall be assessed and evaluated initially to prepare a short list on the basis of clause 4.1 to 4.6.

4.8 If number of bidders in the short list are less than 03 (three), RFP shall not be invited. In such a case, fresh EOI may be invited.

5.0 SUBMISSION OF FINAL PROPOSAL

5.1 Request for Proposal (RFP) shall be invited from the short listed bidders selected as per clause 4.7.

5.2 Final Proposal against RFP shall be submitted in required number of copies with one original.

5.3 The Final Proposal shall include one Technical Proposal and one Financial Proposal both separately sealed. The final proposal should be submitted in a single packet.

5.4 The Technical Proposal shall contain a Detailed Business Plan for the proposed lease term, which should reflect on how the bidder intends to implement the core objectives of the lease as enumerated in clauses 2.1 shall include brief highlights on but not limited to-

(i) Investment (ii) Financing Arrangement (iii) Procurement (iv) Human Resource (v) Operation (vi) Production (vii) Marketing (viii) Maintenance (ix) Development (x) Product Innovation,

5.5 The Technical Proposal shall contain Audit Reports with annual accounts certified by recognised audit firms for the 3 (three) preceding years.

5.6 The Technical Proposal may also contain, as appropriate-

(i) Annual Gross Turnover for the preceding 03 years
(ii) Experience in operating any industrial undertaking
(iii) Yearly Export Earnings for the preceding 03 years.
(iv) Experience in any business related to proposed activity.

5.7 The particulars, qualifications and experiences under clauses 5.4, 5.5 & 5.6 shall have to be supported by valid documents. The originals must be submitted as and when required by the authority.

5.8 The Financial Proposal shall contain, among others, a Monthly Rent proposed.

6.0 FINAL EVALUATION

6.1 Technical Proposals shall be assessed and evaluated as follows-

No	Subject	Point
1	Detailed Business Plan	20
2	FDI/JV with FDI	10
3	Experience in operating any industrial undertaking	15
4	Yearly Export Earnings for the preceding 03 years	15
5	Annual Gross Turnover for the preceding 03 years	15
6	Experience of any business related to proposed activity	10
7	Net Asset Value supported by Audit Reports	15
Total		100

6.2 The evaluation process under clause 6.1 shall be followed for the assessment of responsiveness of the bidders. The qualifying score for the responsive bidders shall be 50 points.

6.3 Financial Proposals shall be opened in presence of the technically responsive bidders (if any). Financial Proposals of the non-responsive bidders shall be returned unopened.

6.4 The formula to determine the financial score is as follows:

$$Fp = 100 \times \frac{F}{Fm}$$

In which, Fp is the final score, Fm is the highest price and F is the price is the proposal under consideration.

6.5 For final selection for Award of Lease the technical Proposal and the financial Proposal are weighted equally (50:50). In case of equal score in evaluation, technical score shall get preference.

Definitions:

In the Agreement, the following terms will bear the meaning given below, unless otherwise explicitly stated in the Agreement:

"Demised Premises"	means the Factory Building and open space to be leased pursuant to this Agreement by the Lessor to the Lessee and is more fully described at the end as Leasehold Property/Demised Premises of this Agreement;
"Force Majeure"	means any event or condition, not existing as of the date of signing of this Agreement, not reasonably foreseeable as of such date and not within the control of either Party. Such event shall include but not limited to acts of God, unfavorable natural phenomenon like earthquake, tempest, flood, war like hostility, blockage, revolution, insurrections, mobilizations, or other epidemic and pandemic;
"Jute Products"	means any hessian, sacking, rope, gunny bags, twine, yarn, matting, carpet backing cloth (CBC), carpets, geo-jute, felt or bag made of jute and includes jute diversified products (JDP) as defined in Section 2 (1) (7) of the Jute Act, 2017 (Act 05 of 2017).
"Security Deposit"	means amount of money to be paid by the LESSEE to the LESSOR for the Demised Premise under Clause 3.2.1 of this Agreement;
"Textile Products"	means any raw, semi-worked, semi-manufactured, manufactured, semi-made-up or made-up products which are exclusively composed of textile fibres, regardless of the mixing or assembly process employed such as weaving, knitting, or felting, and ready-made garment (RMG) including 'production input' as defined in Section 2 (2) of the Textiles Act, 2018 (Act 37 of 2018).
"Utility Charges"	means the supply of electricity, gas, water, telephones, fiber optics, disposal of sewerage, etc.
"Utility Bills"	means the amount charged by the relevant State/autonomous entity/utility provider for the Utilities.