

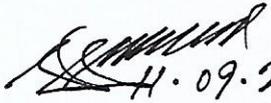
Schedule-I

(Clause 3.1.9 of TOR)
(Leasehold Land Area)

Name of the Mills: **Rajshahi Jute Mills**

Serial No.	Description of Leasehold Area	Area		Taphasil of Leasehold Area (Mouza, Khatian, Dag etc.)	Boundary of Leasehold Area
		Acres	Square feet		
01	Land occupied by Infrastructure	8.898	387596.880	District: Rajshahi Upazilla: Paba Mouza: Samsadipur Khatian: 04 R.S Dag No.1144 Emadpur Khatian: 04 R.S Dag No.216	In the North: Local Inhabitant.
02	Vacant Land	19.063	830384.280		In the South: GM Bungalow, Residence Building of Mill's Official (Meghna), Mill's Gate-2, Mill's Guest House and Residence Bachelor Building of Mill's Official (Atrai)
03	Pond/ Reservoir (Hydent pumps for water storage)	0.781	34020.360		In the East: Mill's Mango garden.
04	Pond (Beside of Residence Building of Mill's Labor)	1.632	71089.920		In the West: Northern Electricity Supply Company
Total=		30.374	1323091.440	--	--


২১/০৯/২০২৩
মোঃ আব্দুল হান্নিক
মহাঃ প্রকল্প কর্মকর্তা (প্রশাসন)
রাজশাহী জুট মিলস
সামসাদপুর, রাজশাহী।

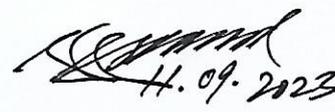

H. 09. 2023
(MD. SHARIFUL KABIR)
PROJECT HEAD
RAJSHAHI JUTE MILLS, RAJSHAHI

Schedule-II
(Clause 3.1.9 of TOR)
(Infrastructures within Leasehold Area)

Name of the Mills: **Rajshahi Jute Mills**

Serial No.	Name	Numbers	Area (Square Feet)	Remarks
01	Office Building	04	9232.54	
02	Residential Building	--	--	
	(a) Building (3 rd Floor)	06	17641.80	
	(b) Semi Pacca Building	07	13111.56	
03	Factory Building	--	--	
	(a) Mill -01	01	138351.76	
	(b) Mill-02	01	92566.28	
04	Jute Godown	07	47349.72	
05	Finish Goods Godown	--	--	
	(a) Mill -01	01	7400.00	
	(b) Mill-02	01	4921.00	
06	Workshop	01	6446.88	
07	Store	01	4530.24	
08	Store Yard	01	2265.12	
09	Transport Garage	01	217.80	
10	Medical Center	01	524.90	
11	Club (Worker & Staff)	02	3354.12	
	Club (Worker)	01	2090.88	
	Club (Staff)	01	1263.24	
12	Assorting Shed	01	8145.72	
13	Import Shed	01	7274.52	
14	Boiler	01	1437.50	
15	Canteen	01	1742.40	
16	Workers Restroom	01	827.64	
17	Jute Weighing Scale	02	174.24	
18	Pump House	01	566.28	
19	Overhead Water Tank	01	479.16	
20	Substation (1000 kva 02 Pcs.)	01	2812.08	
21	Generator Room (120 K.W/150 Kva)	01	150.00	
22	Construction Store	01	348.48	
23	Carpentry Shop	01	1350.36	
24	Cycle Garage	01	1437.48	
25	Owaktia Mosque	01	2308.68	
26	Worker Toilet	01	304.92	
27	Molding Shop	01	2831.50	
28	Store (Wastage Goods)	01	1524.60	
29	Tamarind Seed Crushing Room	01	1568.16	
30	JBO Tank	01	784.08	
31	Accounts Record Room	01	261.36	
Total =			387597.00 (8.898 Acres)	


১১/০৯/২০২৩
মোঃ আব্দুল হান্নিফ
মহঃ সচিব/কমিসারী (প্রশাসন)
রাজশাহী জুট মিলস্
শ্যামপুর, রাজশাহী।

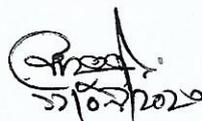

11.09.2023
(MD. SHARIFUL KABIR)
PROJECT HEAD
RAJSHAHI JUTE MILLS, RAJSHAHI

Schedule-III
(Clause 3.1.9 of TOR)
(List of Machineries)

Name of the Mills: **Rajshahi Jute Mills**

Serial No.	Name	Manufacturer	Year of Manufacture	Year of Installation	Quantity	Remarks
Mill-01						
01	Emulsion Plant	Frezer, England	1968	1972	1	-
02	Emulsion Plant (Padle Type)	Rajshahi Jute Mills	2017	2017	1	-
03	Softener Machine (Cutting)	Frezer, England	1968	1972	1	-
04	Softener Machine (Long Jute)	Frezer, England	1968	1972	2	-
05	Hard Waste Teaser Card	Frezer, England	1968	1972	1	-
06	Dust Shaker	Frezer, England	1968	1972	1	-
07	Breaker Card (Mackie)	James Mackie, England	1968	1972	2	-
08	Breaker Card (JF-1)	Frezer, England	1968	1972	1	-
09	Breaker Card (JF-2)	Frezer, England	1968	1972	4	-
10	Breaker Card (JF-3)	Frezer, England	1968	1972	1	Cannibalized
11	Teaser Card (JF-10)	Frezer, England	1968	1972	1	-
12	Finisher Card (JF-4)	Frezer, England	1968	1972	5	-
13	Finisher Card (Mackie)	James Mackie, England	1968	1972	4	-
14	1 st Drawing (Push Bar)	James Mackie, England	1968	1972	9	-
15	2 nd Drawing (Screw Gill)	James Mackie, England	1968	1972	5	-
16	3 rd Drawing (Screw Gill)	James Mackie, England	1968	1972	8	-
17	Finisher Drawing (Screw Gill)	James Mackie, England	1968	1972	4	-
18	Spinning Frame 4 ^{1/4"} S/D	James Mackie, England	1968	1972	15	-
19	Spinning Frame 4 ^{1/4"} A/D	FLTM, England	1968	1972	1	Cannibalized
20	Spinning Frame 4 ^{1/4"} S/D	Gulfa Habib, BJMC	1968	1972	1	-
21	Spinning Frame 4 ^{1/4"} S/D	Logon, India	1968	1972	1	-
22	Spinning Frame 4 ^{1/4"} A/D	James Mackie, England	1968	1972	14	-
23	Spinning Frame 5 ^{1/2"} S/D	James Mackie, England	1968	1972	8	-
24	Twist Frame	James Mackie, England	1968	1972	1	-
25	Roll Winding Machine	James Mackie, England	1968	1972	5	-
26	Roll Winding Machine	Frezer, England	1968	1972	1	Cannibalized
27	Cop Winding Machine	JF Low, England	1968	1972	8	-

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মোঃ আবু হান্নিক
সহঃ সমন্বয় কর্মকর্তা (প্রশাসন)
রাজশাহী জুট মিলস


11-09-2023
(MD. SHARIFUL KABIR)
PROJECT HEAD
RAJSHAHI JUTE MILLS, RAJSHAHI

Serial No.	Name	Manufacturer	Year of Manufacture	Year of Installation	Quantity	Remarks
28	Roll Winding Machine	Gulfa Habib, BJMC	2016	2016	1	-
29	Dressing Beam Machine	Hibert, England	1968	1972	2	-
30	Dry Beam Machine	Lefco, England	1968	1972	2	-
31	Starch Mixture Machine	Hibert, England	1968	1972	2	-
32	Narrow Loom 32 ^{1/2} " R.S	FLTM, England	1968	1972	25	-
33	Narrow Loom 32 ^{1/2} " R.S	Gulfa Habib, BJMC	1968	1972	50	-
34	Narrow Loom 37 ^{1/2} " R.S	Gulfa Habib, BJMC	1968	1972	56	-
35	Narrow Loom 49 ^{1/2} " R.S	Russia	1968	1972	103	Cannibalized (19 Pcs.)
36	Narrow Loom 57 ^{1/2} " R.S	Russia	1968	1972	32	Cannibalized (12 Pcs.)
37	Measuring Machine	Lefco, England	1968	1972	1	-
38	Damping Machine	Lefco, England	1968	1972	1	-
39	Calendar Machine	FLTM, England	1968	1972	2	-
40	Lapping Machine	Harden, England	1968	1972	1	-
41	Cloth Cutting Machine	Lefco, England	1968	1972	1	-
42	Heming Sewing	Union Special, England	1968	1972	8	-
43	Heracles Sewing Machine	Union Special, England	1968	1972	6	-
44	Overhead Sewing Machine	FLTM, England	1968	1972	12	-
45	Branding Machine	Lefco, England	1968	1972	1	Cannibalized
46	Balling Press (Oil Type)	Jones, England	1968	1972	1	-
47	Overhead Crane	France	1968	1972	1	-
Quality Control						
01	Yarn Reeling Machine (Made of Wood)	Rajshahi Jute Mills	1972	1972	1	-
02	Tachometer (Analog), Model No. Lucas	Lucas, UK	1968	1972	1	-
	Tachometer (Analog), Model No. Type H, Teclock	Teclock, Japan	1968	1972	1	-
03	Yarn Strength Test Machine, Good Brand & Co. Ltd, Serial No-GB 77599	UK	1968	1972	1	-
04	Fabric Strength Test Machine, Good Brand Jeffreys Ltd, Serial No-GB 81562	UK	1968	1972	1	Cannibalized
05	Moisture Meter (Analog), Model No. Kett MT-8AS	Japan	1988	1989	2	Cannibalized (01 Pcs.)
06	Moisture Meter (Digital), Model No. Kett HX-400	Japan	2017	2017	1	-
07	Twist Test Machine, Good Brand & Co.Ltd, Serial No-GB77595	UK	1968	1972	1	-
08	Balance Machine (Analog), AVERY, 1302 COL, 28 Lbs / 60 Lbs	UK	1968	1972	2	-
09	Balance Machine (Digital), MEGA, HAT BAZAR	China	2011	2012	2	Cannibalized (01 Pcs.)
10	Sliver Reeling Machine	Rajshahi Jute Mills	1972	1972	1	-

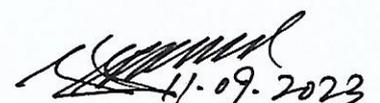

 মোঃ আবু হান্নিক
 সহঃ সমন্বয় কর্মকর্তা (প্রশাসন)


 11.09.2023
 (MD. SHARIFUL KABIR)
 PROJECT HEAD
 RAJSHAHI JUTE MILLS, RAJSHAHI

Workshop						
Serial No.	Name	Manufacturer	Year of Manufacture	Year of Installation	Quantity	Remarks
01	Lathe Machine 16'-0"	India	1968	1972	1	-
02	Lathe Machine 12'-0"	Russia	1968	1972	1	-
03	Lathe Machine 7'-5"	Russia	1968	1972	1	-
04	Lathe Machine 11'-0"	China	1968	1972	1	-
05	Lathe Machine 7'-0"	Pakistan	1968	1972	1	-
06	Lathe Machine 4'-0"	America	1968	1972	1	-
07	Lathe Machine 20'-0"	China	1968	1972	1	-
08	Milling Machine (Universal)	Russia	1968	1972	2	-
09	Drill Machine (1 1/2" - 2")	Russia	1968	1972	1	-
10	Drill Machine (1/4" - 1/2")	Russia	1968	1972	2	-
11	Grinding Machine 10"	Russia	1968	1972	1	-
12	Precision Grinding Machine 16"	Russia	1968	1972	1	Cannibalized
13	Shapper Machine (18" Stroke)	Russia	1968	1972	2	-
14	Power Saw Machine 18"	Russia	1968	1972	1	-
15	Table Vice	Russia	1968	1972	3	-
16	Wood Turning Lathe 8'-0"	Russia	1968	1972	1	-
17	Wood Turning Lathe 5'-6"	Russia	1968	1972	1	-
18	Air Compressor Machine	Russia	1968	1972	2	-
19	Wood Planner Machine 18"	Russia	1968	1972	1	-
20	Circular Saw Machine 18"	Russia	1968	1972	1	-
21	Arc Welding Set	Russia	1968	1972	2	-
22	Arc Welding Set	BOC, BD	2018	2018	1	-
23	Gas Welding Set	BOC, BD	1972	1972	1	-
24	Mobile Crane	Russia	1968	1972	1	-
25	Horizontal Boiler	France Standard	1968	1972	1	-
26	Hydrant Pump	Russia	1968	1972	1	-
27	Sprinkler Pump	Russia	1968	1972	1	-
28	Turbine Pump 6"	Russia	1968	1972	1	-
29	T.S Grinding Machine	Russia	1968	1972	1	-
30	Baling Pin Shearing Machine	Rajshahi Jute Mills	2017	2017	1	-
31	Cupola Furnace (1 Ton)	Rajshahi Jute Mills	1972	1972	1	-
32	Oil Furnace Crushable Type (60 kg)	Rajshahi Jute Mills	1972	1972	1	-
33	Boiler Feed Pump	Russia	1968	1972	2	-
34	Submersible Pump 5"	Italy	2015	2015	1	-
35	Submersible Pump 2"	Italy	2013	2013	1	-
36	Centrifugal Pump 1" (Emulsion)/Rapisonic	England	1972	1972	1	-
37	Centrifugal Pump 1"-1" (Emulsion)/Padestal Type	BD	2013	2013	1	-
38	Centrifugal Pump 1"-1" (Workshop)	Italy	2016	2016	1	-
39	Centrifugal Pump 1"-1" (Store)	BD	2017	2017	1	-


১১/০৯/২০২৩

মোঃ আবু হানিফ
সহঃ সমন্বয় কর্মকর্তা (বন্যাসন)
রাজশাহী জুট মিলস্
শ্যামপুর, রাজশাহী।


11-09-2023

(MD. SHARIFUL KABIR)
PROJECT HEAD
RAJSHAHI JUTE MILLS, RAJSHAHI

Sub-Station						
Serial No.	Name	Manufacturer	Year of Manufacture	Year of Installation	Quantity	Remarks
01	Transformer 1000 KVA, 11/0.4 KV	Hungry	1966	1972	2	-
02	HT Panel Board:					
	(a) HT Breaker Incoming, Rated Current 630 A, Rated Voltage 10/12 KV, Frequency-50 (Air Type).	Budapest	1967	1972	1	-
	(b) HT Breaker Outgoing, Rated Current 630 A, Rated Voltage 10/12 KV, Frequency-50 (Air Type) for Transformer-1.	Budapest	1967	1972	1	-
	(c) HT Breaker Outgoing, Rated Current 630 A, Rated Voltage 10/12 KV, Frequency-50 (Air Type) for Transformer-2.	Budapest	1967	1972	1	-
03	LT Panel Board:					
	(a) LT Breaker Incoming, 1600A, 500/600 V, Frequency-50 (Air Type) for Transformer-1.	Poland	1967	1972	1	-
	(b) LT Breaker Incoming, 1600A, 500/600 V, Frequency-50 (Air Type) for Transformer-2.	Poland	1980	1980	1	-
	(c) LT Breaker Outgoing feeder 400 A, 500/600 V, Frequency-50 (Air Type)	Budapest	1967	1972	6	-
	(d) LT Breaker Outgoing feeder, 1000 A, 500/600V, Frequency-50 (Air Type)	Poland	1966	1972	1	-
	(e) LT Breaker Outgoing feeder (MCCB), 600 A, 550 V, Frequency-50 (Air Type)	Korea	2007	2013	1	-
	(f) LT Breaker Outgoing feeder (MCCB), 400 A, 500/600 V, Frequency-50 (Air Type)	France	2007	2013	4	-
04	PFI Capacitor Bank 550 kvar, Installed of Seven Wooden Board				1	-
	(a) 25 kvar x 4x4= 400	ABB, Belgium	2017	2018	-	-
	(b) 25 kvar x 2x1= 50	GEC, India	1985	1985	-	-
	(c) 25 kvar x 2x2= 100	Korea	2001	2005	-	-
05	Transformer Cooling Fan 220V, Frequency-50, Size- 600 mm (Padestal Type)	GFC, Pakistan	2010	2010	4	-
06	Siren Complete, 3 HP, 2900 RPM, 3 Phase.	Russia	1972	1972	1	-
07	Diesel Generator, Mez Prenstat, Synchr Gen-3, Typ-A, Engine Type: 65160PN, No. of Engine- 3272034614a13T, 120KW/150K VA	Czechoslovakia	1972	1972	1	Cannibalized


 মোঃ আব্দুল হান্নিক
 সচিব সমন্বয় কর্মসিঁতা (প্রশাসন)
 রাজশাহী জুট মিলস্
 শ্যামপুর, রাজশাহী।


 07-09-2023
 (MD. SHARIFUL KABIR)
 PROJECT HEAD
 RAJSHAHI JUTE MILLS, RAJSHAHI

Others						
Serial No.	Name	Manufacturer	Year of Manufacture	Year of Installation	Quantity	Remarks
01	AVERY Dial Scale, Model No-3205 COE, BN-771095, 1500 Lbs	UK	1968	1972	1	-
02	AVERY Dial Scale Model No- 3805 CGE, BN-77096, 550 Lbs	UK	1968	1972	1	-
03	AVERY Bench Scale Model No- 3303 COB, BN-771094, 225 Lbs	UK	1968	1972	1	-
04	AVERY Bench Scale Model No- 3303 COB, S-779414, 130 Lbs	UK	1968	1972	1	-
05	AVERY Bench Scale, Model No- 3303 COB, S-681625, 130 Lbs	UK	1968	1972	1	Cannibalized
06	Bridge Scale, Al-Amin, 500 Kgs	UK	1968	1972	1	-
07	Bridge Scale, BASCULE DYONA, DM.4.405.1.4.68, 5000 Kgs	UK	1968	1972	1	-
08	Bench Dial Scale, Model No-3303COL, S-779412, 130 Lbs	UK	1968	1972	1	-
09	Digital Bridge Scale (60 M. Ton)	United Scale, BD	2017	2017	1	-
10	Digital Scale	BD	2017	2017	1	-
11	Avery Bridge Scale	UK	1968	1972	1	Cannibalized
12	Butterfly (Hand) Sewing Machine	Singer, China	1983	1985	1	-
13	Dial Scale, 500lb	Amin	1968	1972	1	-
14	Bench Dial Scale, 260lb	Avery, England	1968	1972	1	-

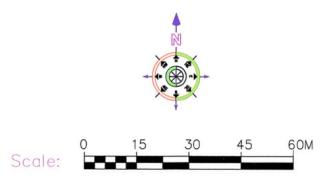

 ১১/০৯/২০২৩
 মোঃ আবু হান্নিফ
 সহঃ সমন্বয় কর্মকর্তা (প্রশাসন)
 রাজশাহী জুট মিলস্
 শ্যামপুর, রাজশাহী


 11.09.2023
 (MD. SHARIFUL KABIR)
 PROJECT HEAD
 RAJSHAHI JUTE MILLS, RAJSHAHI

Note

- Drawing Created Full scale in meter.
- T.B.M.-1 Kept on the front side Guard Room near Main Gate (TBM RL=17.561m According to SOB) TBM=Temporary Bench Mark
- T.B.M.-2 Kept on base level of Flap pole (TBM RL=17.08m According to SOB)
- B.M. Carried from survey of Bangladesh BM no BM Pillar No. 6233, RL=17.8949m (SOB), The Pillar is Situated in the Compound of Maskata Dighi Technical High School at Katakhalī Bazar, It is near to the gate of the school. Village: Maskata, Thana: Rajshahi, Dist.: Rajshahi.

FINAL COPY
 Digital Survey Map for Rajshahi Jute Mills
 Dimension Map



SUMMARY OF TOTAL PROPERTY AREA IN ACRE				
RAJSHAHI JUTE MILLS AREA			49.0200	
TOTAL WATER BODY			3.1190	
BUILDUP AREA			9.8481	
ROAD AREA (B.C + HBB ROAD)			1.6779	
OPEN / VACANT LAND			34.3750	
SL	NAME	TYPE	AREA IN ACRE	REMARKS
1	RAJSHAHI JUTE MILLS AREA	TOTAL PROPERTY	49.020	(PART-1=48.626 & PART-2=0.394)ACRE
2	MILL-1	FACTORY	3.346	
3	MILL-2	FACTORY	2.238	
4	GUARD ROOM	BUILDING	0.000	
5	TEMPORARY SHED	SEMIPUCCA	0.035	
6	WATER TANK	BUILDING	0.001	
7	TEMPORARY SHED	TIN-SHED	0.001	
8	BOILER ROOM	SEMIPUCCA	0.033	
9	DHALIA ROOM	SEMIPUCCA	0.065	
10	WORKSHOP	SEMIPUCCA	0.148	
11	TEMPORARY SHED	TIN-SHED	0.010	
12	LABOUR TOILET	TIN-SHED	0.007	
13	TURBINE PUMP HOUSE	BUILDING	0.008	
14	WATER TANK	BUILDING	0.011	
15	HYDRENT PUMP HOUSE	OTHERS	0.005	
16	CARPENTAR SHOP	TIN-SHED	0.031	GM BUNGALOW AREA
17	TEMPORARY SHED	SEMIPUCCA	0.016	GM BUNGALOW AREA
18	GARAGE	SEMIPUCCA	0.006	GM BUNGALOW AREA
19	TEMPORARY SHED	TIN-SHED	0.003	GM BUNGALOW AREA
20	GM BUNGALOW	BUILDING	0.011	
21	TEMPORARY SHED	TIN-SHED	0.001	
22	GUARD ROOM	BUILDING	0.001	
23	MEGHNA BHABAN	3-STORIED	0.076	
24	JAMUNA BHABAN	3-STORIED	0.076	
25	JUTE GODOWN-10	SEMIPUCCA	0.307	
26	SHED	TIN-SHED	0.032	
27	JUTE GODOWN-8 & 9	1-STORIED	0.354	
28	JUTE OFFICE	SEMIPUCCA	0.025	
29	SHED	TIN-SHED	0.002	
30	JUTE GODOWN-5	SEMIPUCCA	0.155	
31	JUTE GODOWN-1, 2, 3 & 4	1-STORIED	0.353	
32	WAGES OFFICE	SEMIPUCCA	0.035	
33	TEMPORARY SHED	SEMIPUCCA	0.008	
34	TEMPORARY SHED	TIN-SHED	0.006	
35	STAFF CLUB & SECURITY OFFICE	SEMIPUCCA	0.029	
36	JUTE IMPORT SHED	TIN-SHED	0.167	
37	JUTE GODOWN-6	SEMIPUCCA	0.073	
38	SCALE	OTHERS	0.009	
39	SCALE OPERATOR ROOM	SEMIPUCCA	0.002	
40	GARAGE	TIN-SHED	0.012	
41	SCRAP SHED	TIN-SHED	0.132	
42	SUB-STATION	1-STORIED	0.068	
43	SCRAP SHED	TIN-SHED	0.050	NEAR OF SUB-STATION
44	SCRAP SHED	TIN-SHED	0.108	NEAR OF SUB-STATION
45	GARAGE	SEMIPUCCA	0.033	NEAR OF SUB-STATION
46	SHED	TIN-SHED	0.007	
47	SHED	TIN-SHED	0.006	
48	MOSQUE	SEMIPUCCA	0.040	
49	GUARD ROOM	TIN-SHED	0.001	
50	OIL TANK	OTHERS	0.018	
51	TAMERING SHED	SEMIPUCCA	0.036	
52	SHED	SEMIPUCCA	0.029	
53	FRODHAN VANDAR	1-STORIED	0.104	
54	SHED	TIN-SHED	0.052	
55	SHED	TIN-SHED	0.005	
56	CANTEEN	1-STORIED	0.040	
57	LABOUR OFFICE & HOSPITAL	1-STORIED	0.045	
58	OFFICE BUILDING	1-STORIED	0.119	
59	SHED	SEMIPUCCA	0.006	
60	GARAGE	SEMIPUCCA	0.004	
61	SECURITY OFFICE	BUILDING	0.009	
62	GUEST HOUSE	2-STORIED	0.095	
63	SHAHID MINER	TIN-SHED	0.003	
64	OFFICERS QUARTER	1-STORIED	0.061	64 & 65 - SAME QRT.
65	OFFICERS QUARTER	SEMIPUCCA	0.023	64 & 65 - SAME QRT.
66	FLAGPOST	OTHERS	0.000	SCHOOL AREA
67	SCHOOL	SEMIPUCCA	0.126	SCHOOL AREA
68	TEMPORARY SHED	TIN-SHED	0.003	
69	MOHONANDA QUARTER	3-STORIED	0.047	
70	KORTOWA QUARTER	3-STORIED	0.047	
71	TISTA QUARTER	3-STORIED	0.047	
72	MADHODUMATI QUARTER	3-STORIED	0.047	
73	TEMPORARY SHED	TIN-SHED	0.004	
74	MADRASHA	SEMIPUCCA	0.026	
74/1	STAFF QUARTER	SEMIPUCCA	0.050	
75	MOSQUE (CENTRAL MOSQUE)	1-STORIED	0.093	
76	AZU KHANA	1-STORIED	0.019	
77	SHED	SEMIPUCCA	0.003	
78	SHED	TIN-SHED	0.007	SHOP
79	SHED	TIN-SHED	0.003	SHOP
80	LABOUR CLUB	TIN-SHED	0.013	SHOP
81	LABOUR REST HOUSE	SEMIPUCCA	0.019	SHOP
82	LABOUR QUARTER	4-STORIED	0.141	
83	SHED	SEMIPUCCA	0.013	SHOP
84	SHED	SEMIPUCCA	0.018	SHOP
85	SHED	SEMIPUCCA	0.009	SHOP
86	SHED	SEMIPUCCA	0.003	SHOP
87	SHED	SEMIPUCCA	0.003	SHOP
88	LABOUR QUARTER	SEMIPUCCA	0.045	
89	SHED	SEMIPUCCA	0.002	SHOP
90	KITCHEN	SEMIPUCCA	0.014	
91	LABOUR QUARTER	SEMIPUCCA	0.045	
91/1	LABOUR QUARTER	SEMIPUCCA	0.004	
92	TOILET	SEMIPUCCA	0.004	
93	LABOUR QUARTER	SEMIPUCCA	0.045	
94	TOILET	SEMIPUCCA	0.004	
95	LABOUR QUARTER	SEMIPUCCA	0.045	
96	KITCHEN	SEMIPUCCA	0.012	
97	LABOUR QUARTER	SEMIPUCCA	0.045	
98	KITCHEN	SEMIPUCCA	0.007	
99	SHED	SEMIPUCCA	0.024	SWIPER COLONY
100	SHED	TIN-SHED	0.008	SWIPER COLONY
101	SHED	TIN-SHED	0.004	SWIPER COLONY
102	SHED	TIN-SHED	0.005	SWIPER COLONY
103	SHED	TIN-SHED	0.008	SWIPER COLONY
104	POND-1	WATER BODY	0.781	
105	POND-2	WATER BODY	1.632	
106	POND-3	WATER BODY	0.022	
107	LOWLAND	WATER BODY	0.684	

LEGEND			
H.B.B. Road	: [Symbol]	Tin-shed	: [Symbol]
Boundary Wall	: [Symbol]	Mill Area	: [Symbol]
Boundary Line	: [Symbol]	Garden	: [Symbol]
Existing Wall	: [Symbol]	Electric Post	: [Symbol]
B.C Road	: [Symbol]	Lamp Post	: [Symbol]
Drain	: [Symbol]	Telephone Post	: [Symbol]
Semipucca	: [Symbol]	Tree	: [Symbol]
Building	: [Symbol]	Gate	: [Symbol]
Pond	: [Symbol]	Other Structure	: [Symbol]
Ditch	: [Symbol]		

Client and Project Name: RAJSHAHI JUTE MILLS RAJSHAHI, BANGLADESH	SUBMITTED BY: M/S HADIL ALL TECH HOUSE # 505, BAGANBARI MALIBAGH, DHAKA. MOBILE NO. 01990021531	SURVEYED DATE:	SURVEYED BY:	DRAWING BY:	CHECKED BY:
		SUBMISSION DATE:	<i>[Signature]</i> MD. MOHIN UDDIN DIPLOMA IN SURVEY	<i>[Signature]</i> MD. HABIB ULLAH DIP. IN ARCH. & INT. DESIGN	<i>[Signature]</i> ENGR. SHAMUL ISLAM ENGINEER (CIVIL) B.Sc

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 intends 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/facilities 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 4.3 shall 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:

$$F_p = 100 \times \frac{F}{F_m}$$

In which, F_p is the final score, F_m 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.