

KFD Jute Mills Ltd.


Rangunia, Chattogram.


Lease Schedule


Schedule-I
(Clause 3.1.9 of TOR)
Leasehold Land Area

Name of the Mills: KFD Jute Mills Ltd. Rangunia, Chattogram.

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	11.34	494680.96	Mouza- Noagaon Khatian- 5 Dag- 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2515, 2516	Karnafuli River in the south side, Chittagong. Kaptai Main Road to the north and the east Fakirkhil west Bacha Baba Mazar Road.
02	Vacant Land	30.15	1315636.36		
03	Pond/Water Reservoir	0.51	22254.55		
Total=		42.00	1832571.87		


মোহাম্মদ আবদারহমান হক
-প্রকৌশলী (যান্ত্রিক)
কে. এফ. ডি
রাঙ্গুনিয়া, চট্টগ্রাম।


মোঃ সাফায়েত জামিল
ব্যবস্থাপক (প্রশাসনিক)
কে এফ ডি জুট মিলস্ লি.
রাঙ্গুনিয়া, চট্টগ্রাম



(মোহাম্মদ রফিকুল ইসলাম)
প্রকল্প প্রধান
কে এফ ডি
রাঙ্গুনিয়া, চট্টগ্রাম।


Schedule-II
(Clause 3.1.9 of TOR)


Infrastructures within Leasehold Area

Name of the Mills: KFD Jute Mills Ltd. Rangunia, Chattogram.


Serial No	Name	Numbers	Area (square feet)	Remarks
01	Office building	3	13707.16	
02	Residential building	7	39016.25	6 Building (22888 sqft) unusable
03	Factory building	8	285664.00	
04	Jute Godown	7	58419.00	
05	Finnish Goods Godown	1	6666.00	
06	Workshop	3	10763.50	1 workshop (4556 sqft) unusable
07	Store	2	10050.00	
08	Caddis Shed	1	2340.00	Caddid Shed 1 (2340 sq ft) unusable
09	Transport Garages	1	484.00	
10	Medical Center	1	1050.00	
11	Club	1	1859.23	1 (1859.23 sqft) unusable
12	Assorting Shed	2	6008.00	1 (2296 sqft) unusable
13	Boiler	3	4078.00	2 (2921 sqft) unusable
14	Canteen	2	3200.00	2 (3200 sdf) unusable
15	Weighing Scale	1	168.00	
16	Pump House	1	192.43	1 (192.43 sqft) unusable
17	Overhead Water Tank	1	712.00	
18	Substation (Transformer-2, 2000KVA, 500KVA)	2	8926.00	
19	Generator 250KVA	1		Cannibalished
20	Main Gate Check post	2	177.75	
21	Mills Jame Mosque	1	2605.00	
22	Underground Water Reserver	1	3575.00	
23	Tamarind Seed Crashing Shed	1	600.00	
24	Press House (Include Kacca Press)	2	6142.50	1 (1260.09 sqft) unusable
25	JB Oil Tank	1	780.00	
26	Furnace Oil Tank	1	313.00	
27	JBO Pump House	1	91.00	(91.00 sqft) unusable
28	Security Fire Dept.	1	250.00	



মোহাম্মদ এমদাদুল হক
..পকৌশালী (যান্ত্রিক)
কে, এফ, ডি
চট্টগ্রাম, চট্টগ্রাম।



মোঃ সাফায়েত জামিল
ব্যবস্থাপক (প্রশাঃ)


(মোহাম্মদ রফিকুল ইসলাম)
অবকাঙ্ক্ষ প্রকল্প
কে এফ ডি

29	Emulsion Plant House	1	150.00	
30	Gas Metering Station	1	189.00	
31	Mosque Extension	1	794.13	
32	Boundary Wall	-	2530.00	
33	Security Check Post	7	123.75	7(123.75 sqft) unusable
34	Residential House For Mosque (Imam)	1	165.62	(165.62 sqft) unusable
35	Scrap House (In front of Workshop)	1	552.00	(552.00 sqft) unusable
36	RCC Culvert	1	437.50	(437.50 sqft) unusable
37	Water Purifying Tank	1	2358.00	(2358.00 sqft) unusable
38	CBA Office	1	876.10	(876.10 sqft) unusable
39	Water Tank	1	225.00	(225.00 sqft) unusable
40	Store Extension Godown	1	1260.00	(1260.00 sqft) unusable
41	Worker's Usable Latrine	2	120.00	(120.00 sqft) unusable
42	Barrel Shed	1	13224.00	(13224.00 sqft) unusable
43	Security Barrack	1	1602.79	(1602.79 sqft) unusable
44	Ansar Barrack	1	2235.25	(2235.25 sqft) unusable
Total=		81	494680.96	64783.76 sqft


 মোহাম্মদ এমদাদুল হক
 .পকৌশলী (যান্ত্রিক)
 কে, এফ, ডি
 বাঙ্গালিয়া, চট্টগ্রাম।


 মোঃ সাফায়েত জামিল
 ব্যবস্থাপক (প্রশাসনিক)
 কে এফ ডি জুট মিলস্ লিঃ
 বাঙ্গালিয়া, চট্টগ্রাম।


 (মোহাম্মদ রফিকুল ইসলাম)
 প্রকল্প প্রধান
 কে এফ ডি
 বাঙ্গালিয়া, চট্টগ্রাম।

Schedule-III
(Clause 3.1.9 of TOR)

List of Machinerics

Name of the Mills: KFD Jute Mills Ltd. Rangunia, Chattogram.

Mills/Unit No. Karnafuli Jute Milss Ltd.


Serial No.	Name	Manufacturer	Year of Manufacturer	Year of Installation	Quantity	Remarks
1	Dust shaker machine	Workshop KJM Ltd.	1975	1976	1	
2	Audi Batch Mixer Machine Three Products OD	James Mckee & Sons	1967	1967	1	
3	Audi Batch Mixer Machine Three Products OD	KJM Ltd.	1979	1980	1	
4	Stapler machine	KJM Ltd.	1980	1980	1	Cannibalised
5	Softner machine - 48pairs	Fraser	1966	1967	2	
6	Spreader machine	James Mckee & Sons	1967	1967	2	
7	Air Compressor (Portable)	Karachi	1966	1967	1	Cannibalised
8	Air Compressor -	James Mckee & Sons	1965	1967	1	Cannibalised
9	Hard waste teaser card machine 2 2/1 pairs	James Mckee & Sons	1967	1967	2	
10	Hard Waste Teaser Card Machine (Thread Cutting Machine, Type-L) 1 1/2 Pairs	James Mckee & Sons	1967	1967	1	
11	Breaker card. M-1 3 1/2 pairs	James Mckee & Sons	1967	1967	4	
12	Breaker card JF-2 3 1/2pairs	James Mckee & Sons	1966	1967	2	
13	Finisher Card, M-25 12 Pairs Half Circular	James Mckee & Sons	1967	1967	6	
14	Finisher Card, J, F-4 3 1/2 Pairs Half Circular	Galfra Habib Ltd.	1983	1985	2	
15	Finisher Card, M-2 5 1/2 5Pairs Full Circular	James Mckee & Sons	1970	2003	1	Brought from Adamjee
16	Hopper Feed for M-1 Breaker Card -	James Mckee & Sons	1966	1967	1	Cannibalised
17	1st drawing machine	James Mckee & Sons	1966	1967	7+1=8	1 Cannibalised
18	2nd Drawing Machine - Scrugil, 5 Head 10 Delivery	James Mckee & Sons	1966	1967	6	1 Cannibalised
19	3rd Drawing Machine - Scrugil, 5 Head 20 Delivery	James Mckee & Sons	1967	1967	11	1 Cannibalised
20	3rd Drawing Machine - Scrugil, 5 Head 20 Delivery	F, L, C, B	1970	-	1	Brought form Adamjee Not set up, is in the Civil Godown
21	Spinning machine 4 3/4 piece, A/D 96 spindle	James Mckee & Sons	1966	1967	60	6 Spinning frames have been converted to twist, 15 sprinting Cannibalised
22	Park Kramer (blower)	Grade Britian	1967	1967	9	6 Cannibalised
23	Twist machine 5 1/2 pitch, with 80 spindle krill	James Mckee & Sons	1967	1967	1	
24	Twist machine"	J.F. Low	1966	1967	2	
25	Pressing Rolar Grinding Machine	KJM Ltd.	1978	1980	1	



স্বাক্ষর
মোঃ আব্দুল হক
ব্যবস্থাপক (যান্ত্রিক)
কে. এফ. ডি

মোঃ আব্দুল হক জামিল
ব্যবস্থাপক (প্রশাসনিক)
কে. এফ. ডি জুট মিলস্ লিঃ


(মোহাম্মদ মুহিবুল ইসলাম)
উপস্থাপক
কে. এফ. ডি
কর্ণাফুলী, চট্টগ্রাম।


Serial No.	Name	Manufacturer	Year of Manufacturer	Year of installation	Quantity	Remarks
26	Mac Roll Winding Machine 16x2 = 32 Spindle (Two Side)	James Mckee & Sons	1967	1967	13	2 Cannibalised
27	Roll winding machine	Fraser	1970	.	1	Brought form Adamjee Not set up, is in the Civil Godown
28	Cop winding machine 42 x2=64 (two sided)	J.F Low	1967	1967	1	Cannibalised
29	Reeling Machine -	KJM Ltd.	1976	1976	3	
30	Precision winding machine - DS 31. 3x6=16 heads.	West German	1966	1967	3	Cannibalised
31	Precision Winding Machine - Single Head (Gear Type)	James Mckee & Sons	1966	1967	7	Cannibalised
32	Precision Winding Machine - Single Head (Gear Type)	Galfra Habib Ltd.	1994	1995	10	Cannibalised
33	Precision Winding Machine - Single Head (Drum Type)	sadmusha+KJM Ltd+Galfra Habib Ltd.	2008	2008 2013	136+54+ 2=192	
34	Garliyath winding machine 2 heads (3 x 2) =6 heads	England	1966	1967	3	Cannibalised
35	Pin steving machine	James Mckee & Sons	1966	1967	1	
36	Blade grinding machine		1967	1967	1	
37	Air compressor (portable)	Karachi	1967	1967	2	1 Cannibalised
38	Humiditification plant		1967	1967	15	Cannibalised
39	Swing machine hand wheel type	Singer	1973	1975	1	
40	Pre-Beaming Machine -	Hakoba Germany	1966	1967	2	1 Cannibalised
41	Dressing machine - 9 cylinders	Hibert	1966	1967	2	1 Cannibalised
42	Starch Machine -	KJM Ltd	1972	1972	2	
43	Sulzer loom machine - 154 1/2" RS	Sulzer Brothers Ltd, Switzerland	1967	1967	78	36 Cannibalised
44	Humiditification - plant		1967	1967	14	Cannibalised
45	Richard Oil Chance	Grad F.N.R	1967	1967	2	Cannibalised
46	Table Ganding Machine, (Double Side)	KJM Ltd	1994	1995	1	1 Cannibalised
47	Rolling up attachment	KJM	1991	1992	14	
48	Rolling up machine	Adriaon Gardella 3RA, Geneva	1967	1967	2	
49	Overhead crane - 3 toncapacity	Demag	1966	1967	4	
50	Air compressor	Elich Thom- Autopannatic, France	1966	1967	2	Cannibalised
51	Air compressor (portable)	Karachi	1967	1967	2	
52	Cloth inspection table	Karachi, KJM Ltd.	1969 1992	1969 1992	28	5 Cannibalised



 মোহাম্মদ এমদাদুল হক
 .প্রকৌশলী (যান্ত্রিক)
 কে. এফ. ডি
 চাকুরীয়া, চট্টগ্রাম।



 মোহাম্মদ রফিকুল ইসলাম
 প্রকল্প প্রধান
 কে. এফ. ডি
 চাকুরীয়া, চট্টগ্রাম।

Serial No.	Name	Manufacturer	Year of Manufacturer	Year of Installation	Quantity	Remarks
Workshop						
1	Lathe Machine - 12'- 0"	Biko, Pakistan	1966	1967	1	
2	Lathe Machine - 10'- 0"	USSR	1967	1967	1	
3	Lathe Machine - 8'-0"	Biko, Pakistan	1967	1967	1	
4	Center Lathe Machine - 4'- 6"	USSR	1970	2003	1	Brought form Adamjee
5	Sapper Machine - 20"	USSR	1966	1967	1	
6	Milling Machine - 14"	Kunjaman West Germany	1966	1967	1	
7	Universal milling machine 300x 1000 mm	China	1970	2003	1	Brought form Adamjee
8	Universal Radial Drill Machine - 2"	USSR	1967	1967	1	
9	Drill Machine - 1/2"	Pakistan	1967	1967	2	
10	Power 's' machine - 8 "	USSR	1967	1967	1	
11	Pendle Stand Grinding Machine (2 Sides) - 250 mm 10"	China	1971	1973	1	
12	Seat Banding Machine -	KIM	1966	1967	1	
13	Surface grinding machine		1966	1967	1	
14	Grounder (2 sided)	KJM	1977	1978	1	
15	Arc welding machine	Pakistan	1966	1967	1	
16	Circular 'S'		1966	1967	1	
17	Pentner machine	KJM	1985	1985	1	
18	Boiler EP-498 WP-175	SKG, German	1966	1967	1	
19	Crashing machine	West German	1967	1967	1	
20	Diesel Engine Pump - HP- 119,RPM-1500	West German	1966	1967	1	
21	Hydrant Pump - 2900	Pakistan	1966	1967	1	
22	Bobbin repairing machine	KJM LTD	1998	1999	1	
23	Battery charger	Fox\	1966	1967	1	Cannibalished
24	Cupola Furnace - 5 tons		1967	1967	1	Cannibalished
25	Cupola Furnace-0.5 Ton	KJM Ltd	1987	1988	1	
26	Pump ETA 80/20, 03-9351, 50m3/h 10m 2.4 hp 1425		1968	1968	1	
27	Centry Fugal Pump (Overhead Tank+Jetty)		1968	1968	2	
28	Pupm (JBO Tank)		1968	1968	1	
29	Manual Balling Press, (Jute Division)		1968	1968	1	
30	Lathe Machine - 6'- 0"	Biko, Pakistan	1977	1980	1	



মোহাম্মদ এমদাদুল হক
 -পকোশলী (যান্ত্রিক)
 কে, এক, ডি
 রাঙ্গুনিয়া, চট্টগ্রাম।



মোঃ সাফায়েত জামিল
 -ব্যবস্থাপক (প্রশাসঃ)
 কে এক ডি জুট মিলস্ লিঃ
 রাঙ্গুনিয়া, চট্টগ্রাম।



(মোহাম্মদ রফিকুল ইসলাম)
 প্রকল্প প্রধান
 কে এক ডি
 রাঙ্গুনিয়া, চট্টগ্রাম।

Mills/Unit No. Furate Karnafuli Carpate Factory

Serial No.	Name	Manufacturer	Year of Manufacturer	Year of installation	Quantity	Remarks
1	O.D Batch Mixture Include J.B Oil Tank - 250 Litters	Jams mackie & sons, England	1977	1980	1	
2	Jute Spreader With Avery scale - 1600 Lbs	Jams mackie & sons, England	1977	1980	1	
3	Breaker Card - 2.5 Pair Half Circular	Jams mackie & sons, England	1978	1980	1	
4	Finisher Card - 5.5 Pair Full Circular	Jams mackie & sons, England	1978	1980	2	
5	2nd Drawing - Screw Gill 05 Carrage	Jams mackie & sons, England	1977	1980	2	
6	3rd Drawing - Screw Gill 05 Carrage	Jams mackie & sons, England	1978	1980	2	
7	Spinning - 4.25 P.A/D	Jams mackie & sons, England	1976	1980	9	2 Cannibalished
8	Grinding M/C		1977	1980	1	Cannibalished
9	Ring Twisting - 72x2 Spindle	Hemal-GM-BH	1979	1980	4	2 Cannibalished
10	Roll Winding - 16x2 Scroll roller	Jams mackie & sons, England	1976	1980	3	
11	Precession Winding	Jams mackie & sons, England	1978	1980	8	Cannibalished
12	Precession Winding	G.H.L	1978	1980	4	Cannibalished
13	Cop Winding - 6 Spindle	-Do-	1978	1980	2	Cannibalished
14	Precession M/C		1978	1980	1	Cannibalished
15	Electric Welding M/C	England	1978	1980	1	Cannibalished
16	Water Tube Boiler- Horizontal tube	Loose Philip, Garmen	1976	1980	1	Cannibalished
17	Hydrent Engine with pump- Modle 2715 E Modle 70, size 4"-4"	CBA, England Kelly & Lewis pumps, Australia	1978	1980	1	Cannibalished



মোহাম্মদ এমদাদুল হক
 -প্রকৌশলী (যান্ত্রিক)
 কে. এফ. ডি
 বাঙ্গলা, চট্টগ্রাম।



মোঃ সাফায়েত জামিল
 -ব্যবস্থাপক (প্রশাসন)
 কে. এফ. ডি জুট মিলস্ লি.
 বাঙ্গলা, চট্টগ্রাম।



(মোহাম্মদ রফিকুল ইসলাম)
 প্রকল্প প্রধান
 কে. এফ. ডি
 বাঙ্গলা, চট্টগ্রাম।

Mills/Unit No. Development of Decorative Fabrics

Serial No.	Name	Manufacturer	Year of Manufacturer	Year of installation	Quantity	Remarks
1	Auto Zigger Machine	Hollan, Burgman	1985	1992	02	
2	16TH Cylinder Dryer With Padder Machine	Hollan, Burgman	1988	1992	01	
3	Rapier Spanish Loom	Spain	1989	1992	05	1 Cannibalished
4	Warping Machine	Maid in Bangladesh	1988	1992	01	
5	Rolling Up Machine	Maid in Bangladesh	1991	1992	03	
6	Sewing Machine (Butter Fly)	(Butter Fly China)	1991	1992	13	13 Cannibalished
7	Sewing Machine (Zuki)	(Zuki) China	2012	2014	05	
8	Over Lock Sewing Machine (Zuki)	(Zuki) China	1988	1992	01	
9	Over Lock Sewing Machine (Butter Fly)	(Butter Fly) China	1990	1992	02	2 Cannibalished
10	Cloth Cutting Machine	East Man, USA	1991	1992	01	
11	Poly Moralizer Curing Machine		1990	1992	01	
12	Hand Press Machine	KJM Workshop	1996	1997	01	
13	Lapping Machine	Shatara Eng. Works	1988	1992	01	Cannibalished
14	Mini Dying Tester Machine		1990	1992	01	
15	Oven Dye Tester Machine		1991	1992	01	
16	Mini Padder Machine		1988	1992	01	
17	Mixture Plant		1990	1992	01	
18	Boiler		1990	1992	01	Cannibalished



 মোহাম্মদ এমদাদুল হক
 -প্রকৌশলী (যান্ত্রিক)
 কে, এফ, ডি
 চট্টগ্রাম, চট্টগ্রাম।



 মোঃ সাফায়েত জামিল
 ব্যবস্থাপক (প্রশাসনিক)
 কে এফ ডি জুট মিলস লি.
 রাঙ্গুনিয়া, চট্টগ্রাম।



 (মোহাম্মদ রফিকুল ইসলাম)
 প্রকল্প প্রধান
 কে এফ ডি
 রাঙ্গুনিয়া, চট্টগ্রাম।

Quality Control

Serial No.	Name	Manufacturer	Year of Manufacturer	Year of Installation	Quantity	Remarks
1	Yarn Strength Tester Machine	Good Brand & Co. LTD. England	1966	1967	1	
2	Twist tester machine	Michael Winter munchen. Einzwer unginmm	1966	1968	2	
3	Oven	Memmert	1965	1968	1	Cannibalished
4	Mini dryer machine	Hergeth	1967	1968	1	Cannibalished
5	Analog moisture meter	Mahlo, Germany	2014	2015	1	Cannibalished
6	Digital Weighting Scale (600g)	Electronic, Procision Balance	2015	2016	1	
7	Waiting scale	Peoples Republic of, China	1966	1967	1	
8	Weight Scale (5 kg)	Camry, China	1967	1968	3	
9	Electric heater	KJM Ltd.	1978	1978	1	
10	Beaker (250 ml)		1972	1972	2	
11	Beaker (100 ml)		1975	1975	2	
12	Beaker (500 ml)		1976	1976	2	
13	Yarn reeling machine	Sweigle kg, Germany, KJM Ltd.	1970	1970	3	
14	Sliver reeling machine	IRION & Vossler Germany.	1969	1970	1	


 মোহাম্মদ এমদাদুল হক
 -প্রকৌশলী (যান্ত্রিক)
 কে. এফ. ডি
 বাঙ্গালীয়া, চট্টগ্রাম।

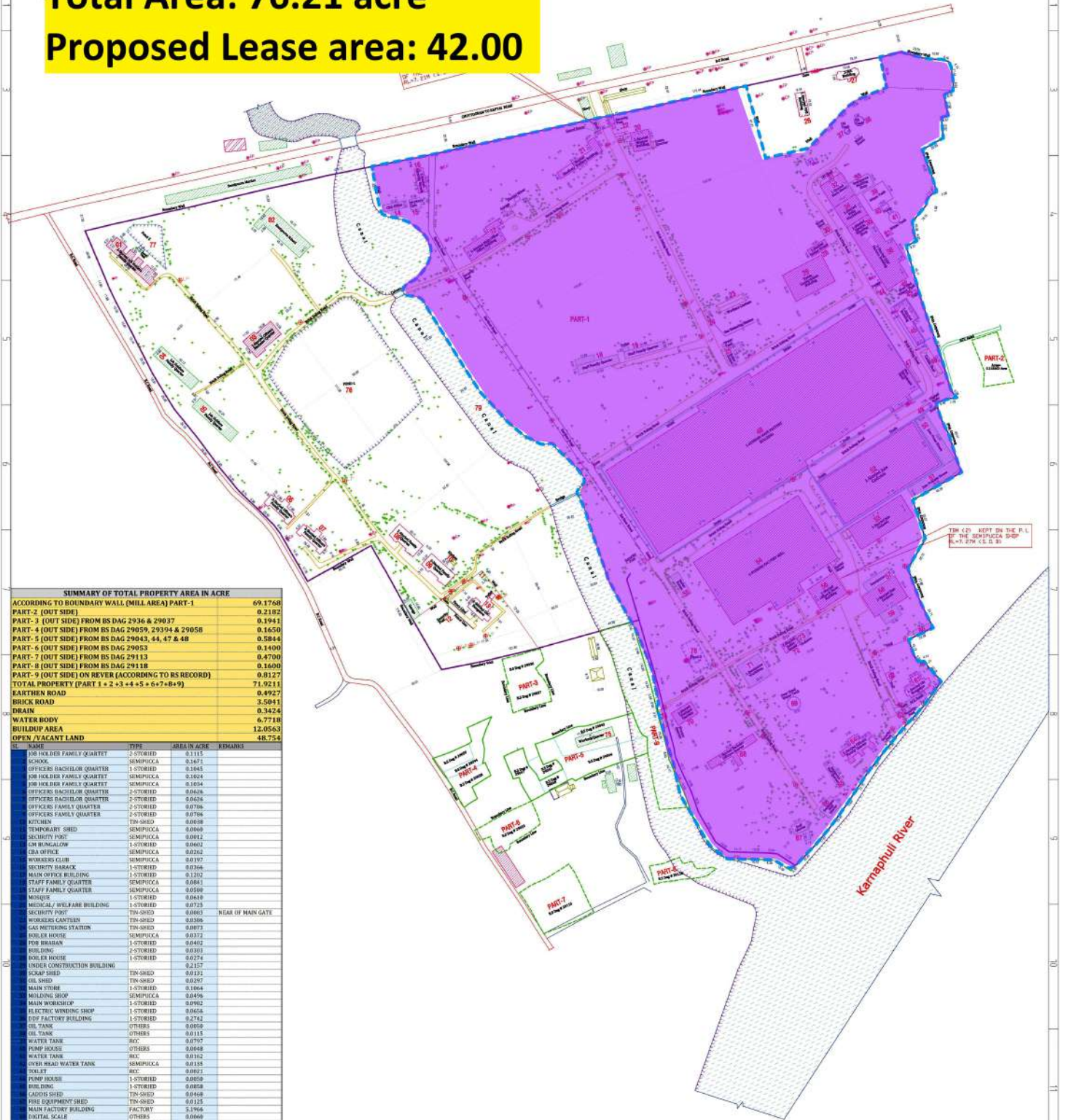

 মোঃ সাফায়েত জামিল
 ব্যবস্থাপক (প্রশাসনিক)
 কে এফ ডি জুট মিলস লিঃ
 বাঙ্গালীয়া, চট্টগ্রাম।


 (মোহাম্মদ রফিকুল ইসলাম)
 প্রকল্প প্রধান
 কে এফ ডি
 বাঙ্গালীয়া, চট্টগ্রাম।

KFD Limited

Total Area: 76.21 acre

Proposed Lease area: 42.00



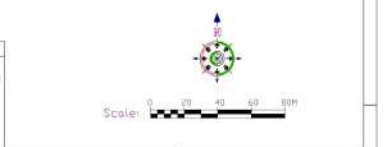
SUMMARY OF TOTAL PROPERTY AREA IN ACRE	
ACCORDING TO BOUNDARY WALL (MILL AREA) PART-1	69.1768
PART-2 (OUT SIDE)	0.2182
PART-3 (OUT SIDE) FROM BS DAG 2936 & 29037	0.1941
PART-4 (OUT SIDE) FROM BS DAG 29059, 29394 & 29058	0.1650
PART-5 (OUT SIDE) FROM BS DAG 29043, 44, 47 & 48	0.5844
PART-6 (OUT SIDE) FROM BS DAG 29063	0.1400
PART-7 (OUT SIDE) FROM BS DAG 29113	0.4700
PART-8 (OUT SIDE) FROM BS DAG 29118	0.1600
PART-9 (OUT SIDE) ON REVER (ACCORDING TO RS RECORD)	0.8127
TOTAL PROPERTY (PART 1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9)	71.9211
FAIRFERN ROAD	0.4927
BRICK ROAD	3.5041
DRAIN	0.3424
WATER BODY	6.7718
BUILDUP AREA	12.8663
OPEN / VACANT LAND	48.754

Sl. No.	NAME	TYPE	AREA IN ACRE	REMARKS
1	JOB HOLDER FAMILY QUARTER	2-STORIED	0.1115	
2	SCHOOL	SEMIPOCCA	0.4871	
3	OFFICERS BACHELOR QUARTER	1-STORIED	0.1845	
4	JOB HOLDER FAMILY QUARTER	SEMIPOCCA	0.2824	
5	OFFICERS BACHELOR QUARTER	2-STORIED	0.6626	
6	OFFICERS BACHELOR QUARTER	2-STORIED	0.6626	
7	OFFICERS FAMILY QUARTER	2-STORIED	0.7786	
8	OFFICERS FAMILY QUARTER	2-STORIED	0.7786	
9	KITCHEN	TIN-SHED	0.0838	
10	TEMPORARY SHED	SEMIPOCCA	0.0869	
11	SECURITY POST	SEMIPOCCA	0.0812	
12	CAR BUNGALOW	1-STORIED	0.0601	
13	CBA OFFICE	SEMIPOCCA	0.0262	
14	WORKERS CLUB	SEMIPOCCA	0.0197	
15	SECURITY BARACK	1-STORIED	0.0196	
16	MAIN OFFICE BUILDING	1-STORIED	0.1302	
17	STAFF FAMILY QUARTER	SEMIPOCCA	0.0841	
18	STAFF FAMILY QUARTER	SEMIPOCCA	0.0598	
19	MOQUEE	1-STORIED	0.0619	
20	MEDICAL WELFARE BUILDING	1-STORIED	0.0723	
21	SECURITY POST	TIN-SHED	0.0861	NEAR OF MAIN GATE
22	WORKERS CANTEN	TIN-SHED	0.0386	
23	CAS MEETING STATION	TIN-SHED	0.0871	
24	BOILER HOUSE	SEMIPOCCA	0.0372	
25	FOR BRIDMAN	1-STORIED	0.0402	
26	BUILDING	2-STORIED	0.0391	
27	BOILER HOUSE	1-STORIED	0.0274	
28	UNDER CONSTRUCTION BUILDING	TIN-SHED	0.2157	
29	SCAFF SHED	TIN-SHED	0.0121	
30	OIL SHED	TIN-SHED	0.0297	
31	MAIN STORE	1-STORIED	0.0364	
32	HOLDING SHOP	SEMIPOCCA	0.0496	
33	MAIN WORKSHOP	1-STORIED	0.0902	
34	ELECTRIC WINDING SHOP	1-STORIED	0.0648	
35	TOP FACTORY BUILDING	1-STORIED	0.2742	
36	OIL TANK	OTHERS	0.0800	
37	OIL TANK	OTHERS	0.1112	
38	WATER TANK	RCC	0.0707	
39	PUMP HOUSE	OTHERS	0.0849	
40	WATER TANK	RCC	0.0162	
41	OVER HEAD WATER TANK	SEMIPOCCA	0.0135	
42	TOLLET	RCC	0.0821	
43	PUMP HOUSE	1-STORIED	0.0858	
44	BUILDING	1-STORIED	0.0858	
45	CADDS SHED	TIN-SHED	0.0448	
46	PIPE EQUIPMENT SHED	TIN-SHED	0.0125	
47	MAIN FACTORY BUILDING	FACTORY	5.1966	
48	DIGITAL SCALE	OTHERS	0.0669	
49	JUTE PRESS HOUSE	SEMIPOCCA	0.1112	
50	JUTE PRESS HOUSE	SEMIPOCCA	0.1139	
51	JUTE GEDOWN	1-STORIED	0.0184	
52	JUTE GEDOWN	1-STORIED	0.2586	
53	FACTORY MILL	1-STORIED	1.5888	
54	BOILER HOUSE	SEMIPOCCA	0.0364	
55	OFFICE & STORE	1-STORIED	0.1278	
56	TEMPORARY SHED	SEMIPOCCA	0.0515	
57	JUTE GEDOWN	1-STORIED	0.1278	
58	TEMPORARY SHED	SEMIPOCCA	0.0371	
59	TEMPORARY SHED	SEMIPOCCA	0.0165	
60	CAR BUNGALOW	1-STORIED	0.0395	
61	TEMPORARY SHED	1-STORIED	0.0872	
62	SECURITY POST	1-STORIED	0.0811	
63	OFFICERS FAMILY QUARTER	2-STORIED	0.7786	
64	STAFF QUARTER	SEMIPOCCA	0.0399	
65	STAFF QUARTER	SEMIPOCCA	0.0444	
66	OFFICERS BACHELOR QUARTER	SEMIPOCCA	0.0357	
67	OFFICERS BACHELOR QUARTER	1-STORIED	0.0817	
68	OVER HEAD WATER TANK	RCC	0.0231	
69	WORKERS CANTEN	1-STORIED	0.0541	
70	WORKSHOP	SEMIPOCCA	0.1841	
71	BOILER HOUSE	SEMIPOCCA	0.0372	
72	GOODMAN	SEMIPOCCA	0.0152	
73	WORKERS QUARTER	SEMIPOCCA	0.0815	
74	WORKERS QUARTER	TIN-SHED	0.0415	PART-3
75	POND-1	WATER-BODY	2.4656	PART-3
76	POND-2	WATER-BODY	0.1473	PART-3
77	POND-1	WATER-BODY	0.0866	PART-1 & PART-3
78	POND-1	WATER-BODY	0.0723	PART-1 & PART-3

LEGEND	
H.B.D. Road	Building
R.C.C / C.C Road	TIN-shed
B.C Road	Pond
Earthen Road	Electric Post
B.F.S Road	Lamp Post
Boundary Wall with Line	Telephone Post
Boundary Wall	Tube-well
Boundary Line	Tree
Internal Wall	Gate
Drain	Other Structure
Seripucca	
Lease Area Boundary	

Note

- Drawing Scale in Meter & all (R.C.C Road) are in meter
- T.B.M-1 kept on P.L. of the Seripucca deep. T.B.M RL=721m. According to SOB (TBM-Temporary Bench Mark)
- T.B.M-2 kept on Flag pole Base Level. T.B.M RL=727m. T.B.M RL=723m. According to SOB (TBM-Permanent Bench Mark)
- BM Carried from SOB (BM No. 540). The pillar is situated south west corner of Banika Lane. Manseep along PWD-Chittagong highway. Vill. Masoodika, Upazila: Shalabadi, Dist: Chittagong (BM-Bench Mark) BM RL=7224m.



Client and Project Name: KARNAPHULI JUTE MILL'S LIMITED	SUBMITTED BY: M/S HADIL ALL TECH HOUSE # 505, BAGANBARI MALLBAGH, DHAKA. MOBILE NO. 01990021531	SURVEYED DATE: _____	SURVEYED BY: 	DRAWING BY: 	CHECKED BY: 	APPROVED BY: ANWER HOSSAIN MANAGING DIRECTOR
	Submission Date: _____	MD. MOHIN UDDIN DIPLOMA IN SURVEY	MD. HABIB ULLAH DIP. IN ARCH. & INT. DESIGN	ENGR. SAIFUL ISLAM ENGINEER (CIVIL) Sc.		

- 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 Agreement 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 Agreement 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 Agreement 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 clause 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.

20/09/2020
স্বাক্ষরিত
উপস্থাপন
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

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, géo-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.