

The Proposal

We propose leasing out of the UAP Feed mill for production of feed and marketing locally and to remote regions. We expect the following facilities from the UAP:

1. Access to the Nasir Bagh through the gate adjacent to the UAP Feed Mill. Appropriate passes may be issued to the relevant staff for getting in and out through the gate.
2. The LEASE AGREEMENT for Feed Mill, The University of Agriculture Peshawar needs to be revised as suggested.

Changes suggested in red ink, for the bidding document; Lease Agreement for Feed Mill, The University of Agriculture Peshawar

Clause 2.

MS.....[Introduction of Lessee]

Change to: MS..... will provide access to the required facilities for practical demonstrations to the students on a written request by the authorised officer of the University and approved by the authorised person of the Lessee, that will help broadening the vision of the students and improve their skills in the field of Nutrition and Animal Sciences. Similarly, the Lessee may take the advice and expertise of the faculty available in the University on request (Delete: payment basis). In addition the following activities will be launched involving private partners through academia industry linkages established under the Dairy Science Park and postgraduate students under supervision of expert faculty members:

I. Calf fattening: Experimental animals may be allocated by the University for collaborative research to study feasibility of calf fattening and milk/meat production potential of the selected animals, tailored with marketing backup. Such studies will be planned and implemented by the relevant experts and the profit will be shared on mutual consensus. Specialized feeds would be developed for growing, lactating, pregnant and fattening cattle, sheep, goats and buffaloes on campus as well as at private farms.

II, Contract Farming: The University, in collaboration with Lessee and other partners, shall facilitate the registration of contract livestock and poultry farms in the private sector against appropriate and sustainable service charges. These farms will be provided technical support aimed at enhancing farm income, improving product quality, ensuring quality certification, and establishing effective linkages with service providers, input suppliers, and markets for the sale of products.

III. Meat Production Unit: Furthermore, a meat production unit may be established at the University of Agriculture Peshawar, integrated with the contract farming system and Feed Mill operations to promote a value chain approach towards livestock production and marketing.

IV. Public-Private Partnership for University Livestock, Poultry and Processing Units: The University Dairy Farm, Dairy Technology Unit, poultry and rabbit farms, sheds, and laboratories may be offered for public-private partnership arrangements. This initiative will aim to ensure operational sustainability, reduce financial burden on the University, ensure timely availability of quality inputs, and actively involve faculty members and postgraduate scholars in practicing and demonstrating innovative technologies and production systems.

V. On-Campus Sale Point: A dedicated Sale Point shall be established within or adjacent to the University campus to offer quality livestock products and related services to consumers. Preferably, such Sale Point(s) may be located at strategically viable and high-traffic areas, including Palosi Bazar and/or Nasir Bagh Road, to ensure maximum market access and consumer outreach.

This facility will serve as a model outlet for promoting certified products, strengthening university–consumer linkages, and demonstrating best practices in quality assurance, branding, and value addition. It will also provide an opportunity for showcasing products originating from the Feed Mill operations, contract farms, and associated livestock production units under the public-private partnership framework.

Clause II, h

Open Space adjacent to the Feed Mill (~~delete: to be demarcated by Director Administration with consultation of Chairman Animal Nutrition~~)

Detailed inventory of the assets, items and tools duly signed by the parties is ~~annexed~~ herewith.

Clause III

Focal Person at the University:

The Dean Faculty of FAHVS will nominate a faculty member from the Department of Animal Nutrition in consultation with Chairman Animal Nutrition as a Focal Point for the Feed Mill and for managing this deed. The lessee will keep the Focal Person in loop in day-to-day operation and correspondence between the parties. ~~Change to:~~ **The Focal Person will coordinate with the designated person of the Lessee about the operation of the Feed Mill and will report any incident or issue to the University, if**

required. The Focal Person will be paid additional duty allowance by the University as per rules.

Clause IV

Lease Agreement Period

This Lease Agreement will be effective for five (05) years from the date of signing the contract on "as it is" basis. Delete: subject to annual review by a special Technical Committee, composed of Dean FAHVS, Chairman Animal Nutrition, Director Finance, Director Audit, DOW, Focal point, and Chairman Mechanization; unless either of the parties withdraws as per Clause-VIII of this contract document. Moreover, no franchising and subletting of any kind will be allowed and will be treated as unlawful and will result in the termination of the contract unless a written permission is obtained from the lessor in advance.

Clause V: Lease Amount and Payments Schedule

- a. The Mill is hereby leased out on an amount of Rs...600,000...../annum with an annual 5% increase on the gross amount. Delete: for the 1st five (05) years, and 15% yearly increase for the subsequent five (05) years, if extended.
- b. The yearly lease amount will be payable in advance for the relevant year. Details of the payments are as under:

S. No.	Year	% Increase (Yearly)	Lease Annual Rentals (Rs.)	Lease Six months Rentals 1st (Rs. Advance)	Lease Six months Rentals 2nd (Rs. Advance)
1	1 st	0			
2	2 nd	5%			
3	3 rd	5%			
4	4 th	5%			
5	5 th	5%			
6	6 th	5%			
7	7 th	5%			
8	8 th	5%			
9	9 th	5%			
10	10 th	5%			

Clause VIII

Termination of Contract

The contract can be terminated by either side subject to the condition that the parties will give 03 months prior notice. The Lesser will not terminate the agreement without content of the Lessee.

Clause IX

Penalties (Delete this clause, as the Lessee has already paid one rent in advance)

In case the lessee backs out from the contract, the financial security retained in form of Bank Guarantee amounting to Rs...../- (Rupees.....) and the advance lease amount of the relevant period will be forfeited.

[A bank guarantee inclusive of one year lease rentals and average tentative utility bills will be obtained from the lessee to secure financial risks of the University.]

Clause X

Change to Bank Guarantee Delete: Financial Security

Delete: The University (Lessor) will retain financial security of Rs...../- (equal to 1st year lease rentals plus utility bill) after signing the contract in form of bank guarantee/bond in the name of Director Finance of the University. Moreover, the lessee will provide a bank guarantee valid for the period of contract for the assets enlisted at Clause-II and the inventory list (annexed herewith) of this agreement which would be invocable in case of any defaults/cancellation of lease agreement or clearance of utility bills etc.

Clause XII

Access to the Mill

The students, researchers and trainees in presence of their supervisors will have access to the Mill, **subject to Clause 2 under "Purpose and Background"** to conduct their experiments, data collection and formulation in the Feed Mill for compulsory/elective academic activities of the University on prior notice through focal person.

Clause XIII

Use of Logo and University Name

Change to: The Lessee shall be allowed to use the University's name and logo as "Academic Partner" on its products, processes and in marketing activity. It would demonstrate this Lease Arrangement as a Good Governance Model of Academia Industry Linkages. (Delete: without formal permission of the competent authority. It is a subject of a separate agreement which shall be dealt with according to the terms and conditions settled therein).

Clause XVI, c

The assets of the Mill will be insured by the lessee in the best interest of the public. Delete this subclause.

Clause XVIII

Correspondence between the Parties

During the Lease period the correspondence between the parties shall be in writing made through the **Focal Person of the University and Designated Person of the Lessee.**

Clause XIX

Arbitration

If and when any dispute arises between the parties i.e. lessor and lessee, **a mechanism will be developed** to resolve the dispute mutually agreed between both the parties prior to litigation. **Delete this sentence (However, the decision of the Vice Chancellor (in intimation of the Syndicate if required) would be final and binding on both the parties.)**

Clause XXI

Return of Leased Assets

On termination or completion of the lease contract period all immovable assets and machinery will remain the property of the University. **Delete this sentence: (These assets will also include all those immovable alterations and additions made by the lessee during the period of contract.)**

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