

BID DOCUMENT

FOR ALLOTMENT

OF

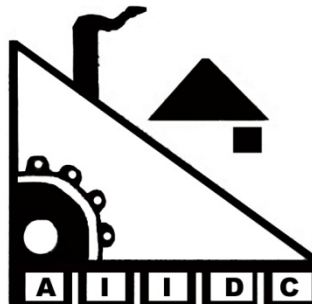
PLOT OF LAND MEASURING 6900 SQ.M (5.15 BIGHA)

ON 30 (THIRTY) YEARS LEASE BASIS

AT

INDUSTRIAL GROWTH CENTRE, CHAYGAON

VILL. 2 NO. JAMBARI, DIST. KAMRUP



**ASSAM INDUSTRIAL INFRASTRUCTURE DEVELOPMENT
CORPORATION**

INDUSTRIAL EASTE, BAMUNIMAIDAM, GUWAHTI-21

Rs.1000.00

ISSUE OF BID DOCUMENT

For allotment of plot of land measuring 6900.00 sq.m (approx. 5.15 Bigha) at Industrial Growth Centre, Chaygaon, vill. Chatabari, Dist. Kamrup, Assam

Period of issue of Bid Document :- From 25-07-2017 to 18-08-2017

Date and time of receipt of bid :- Up to 14.00 hours of --- 19-08-2017

Date and time of opening of bid :- At 15.00 hours of --- 19-08-2017

Bid Document issued to
(Name and full address)

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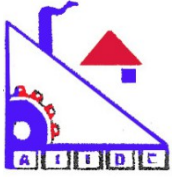
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Issued by

(Signature)



ASSAM INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION

(A GOVT OF ASSAM UNDERTAKING)

Industrial Estate, Bamunimaidam, Guwahati-21

Fax no. 0361-2556864

No. AIIDC/1350/2013-14/18072

Dated the Guwahati, the 20th July'17

BID NOTICE

(For allotment of plot of land at IGC Centre, Chaygaon in Kamrup district, Assam)

Assam Industrial Infrastructure Development Corporation (AIIDC) proposes to allot plot of land as given below on 30 years lease basis to accommodate industrial ventures in the following Industrial Area in Kamrup district, Assam

Sl. no.	Name of the Industrial Area	Size of the plot	Reserve price for	
			Development charges	Existing assets.
1	Industrial Growth Centre, Chaygaon at vill. Chatabari, Dist. Kamrup, Assam	6900.00 sq.m (approx.5.15 bigha)	Rs.600/- per sq.m	Rs.7.50 lakh
2	Industrial Growth Centre, Chaygaon at vill. Chatabari, Dist. Kamrup, Assam	1000.00 sq.m (approx. 0.75 bigha)	Rs.600/- per sq.m	Nil
3	Industrial Growth Centre, Chaygaon at vill. Chatabari, Dist. Kamrup, Assam	640.00 sq.m (approx. 0.48 bigha)	Rs.600/- per sq.m	Nil
4	Industrial Growth Centre, Chaygaon at vill. Chatabari, Dist. Kamrup, Assam	500.00 sq.m (approx. 0.37 bigha)	Rs.600/- per sq.m	Nil

Sealed bids are invited from the interested companies/ parties for allotment of the same. The bid documents with terms and conditions will be issued to the intending entrepreneurs on payment of Rs.1000.00 (non refundable by Demand Draft/ Banker's Cheque drawn in favour of "AIIDC Growth Centre Chaygaon- Patgaon" for each plot of land from 25-07-2017 to 18-08-2017 during office hours at the office of the AIIDC, Industrial Estate, Bamunimaidam, Guwahati-21. The plot of lands mentioned at sl. 2, 3 & 4 is exclusively for MSME sectors. Other categories need not apply against these plots.

The bids should accompany the Security Deposit @ 10% of the offered amount in the form of Demand Draft/ Banker's Cheque drawn in favour of "AIIDC Growth Centre Chaygaon- Patgaon". Bid not accompanied by the Security Deposit shall be rejected.

Sealed bids will be received in the office of the undersigned, addressed to Managing Director, AIIDC up to 14.00 hours on 19-08-2017 and will be opened on same day at 15.00 hours in presence of the intending bidders/ representatives. Bids received after the above date and time will not be accepted. The bid document is also available in the AIIDC's web site www.aiidcassam.in and may be down loaded from the website. In that case, the party has to submit the cost of bid document of Rs.1000.00 separately by Demand Draft/ Banker's Cheque along with the bid failing which their bid will be rejected.

AIIDC reserves the right to reject any or all the bids without assigning any reason thereof.

Sd/-
Managing Director
A.I.I.D.C.

Continued to page-4

: :TERMS & CONDITIONS : :

1. The plot of land as mentioned in the Bid Notice No. No. AIIDC/1350/2013-14/18072 Dated Guwahati, the 20th July'17 attached herewith, shall be allotted on 30 (thirty) years lease basis on payment of development charges as per AIIDC's rules and regulations.
2. The plot will be allotted as is where is condition and with existing amenities only. Any other improvement or development shall be purely the responsibility of the allottee.
3. The Base Prices of Development Charges is Rs.600.00 (Rupees six hundred) only per Sq. M for 30 (thirty) year lease. The reserve price for existing fixed assets as mentioned in the bid notice.
4. The offers quoting lower price than the Base Price will not be considered.
5. The party shall have to deposit @ 10% of the quoted value for the plots along with the applications form as Security Deposit. The security deposit may be adjustable with the development charges payable for allotment of plot by the selected party after finalising the allotment. The requisite security deposit should be deposited in the form of Bank Draft/ Banker Cheque of Nationalized/ Scheduled Bank drawn in favour of "**AIIDC Growth Centre Chaygaon- Patgaon**". Bid not accompanied by the Security Deposit shall be rejected.
6. **The plot of lands mentioned at Sl. No. 2, 3 & 4 of the Bid notice is exclusively for MSME sectors. Other categories need not apply against these plots.**
7. **The start-up units registered under DIPP of Govt. of India will be given priority.**
8. **The party have to create local employments at least 10 nos. per bigha at the allotted plot of land.**
9. The party has to specially mention the item/s of manufactured.
10. The party shall and abide by the provisions of AIIDC's Rules and Regulations for land allotment.

Continued to page 5

- 11.** All pages of the bid document are to be signed and stamped by the bidder.
- 12.** The applicant / party shall not emit untreated effluent in any form (solid, liquid and gas) from their industrial venture at their allotted plot. An affidavit to this effect on judicial stamp paper of appropriate value purchased in Assam shall have to be furnished along with the Application Form and applicant/ party shall duly comply with the provisions of water (prevention and control of pollution) act, 1974 and rules made there under as also with any conditions which may from time to time be imposed by the Board of Prevention and Control of Air and Water Pollution, Assam.
- 13.** The Applicant / Party shall have to submit Project Report showing total project cost, means of finance and project viability with financial background & detailed bio-data of the promoter/s with supporting papers/ documents.
- 14.** The Applicant / Party shall have to submit proposed plant and layout for proper justification land area requirement for their proposed venture.
- 15.** The selected parties shall have to take over the possession of the plot of land within 1 (one) month from the date of payment of Development Charges and other charges as per AIIDC's Rules & Regulations failing to which the allotment letter issued to the party would be treated as cancelled without further reference to them.
- 16.** Any other rent such as Annual Ground Rent Rs.2000/-per 1000 sq.m, Maintenance Charges Rs.1.75/- per sq.m per month etc. are to be paid as fixed by the Corporation.
- 17.** The selected parties will have to execute an agreement for the plot of land with the Corporation. On failure to execute the agreement, possession of the land already given to the selected party shall be taken back without further reference.
- 18.** The allottee shall have to start the construction activities for their proposed venture with in 6 (six) months time from the date of issue of the allotment letter failing which the land will be reverted back to AIIDC.
- 19.** The allottee shall have to ensure local employments in their proposed venture.

Continued to page -6

- 20.** In case of any default, the Corporation shall have the right to terminate the

agreement and take back the possession of the land without further reference.

- 21.** All day to day running expenses for maintenances etc. of the IGC/ IIDC shall have to be borne by the parties as fixed by the Corporation from time to time.
- 22.** The parties will have to take electrical connection from ASEB for their proposed venture at their own cost. However, the Corporation will provide necessary NOC for the power connection.
- 23.** The initial period of lease agreement is 30 (thirty) years with a provision for renewal of agreement.
- 24.** The green or orange category and employment based unit may get the preference.
- 25.** If the applicant is an existing unit and occupied any land/ shed in any establishment of AIIDC, the party shall have to submit non dues clearance certificate from AIIDC along with the Bid Document failing which the application will be rejected.
- 26.** The Corporation shall not be held responsible for any activities other than industrial activity carried out within the premises of the allottee.
- 27.** The interested party may inspect the site before submission of their application within the office hours with prior intimation.
- 28.** If the bid received date falls on a holiday/ bandh etc, for any reason the subsequent working day will be the receiving date.
- 29.** Any dispute arising out of the processing of offers and the allotment etc. shall be subject to the jurisdiction of Hon'ble Gauhati High Court, Assam.

Sd/-

Managing Director
A.I.I.D.C

Continued to page-7

1. The Applicant / Party shall have to submit Project Report showing the total project cost, means of finance and project viability etc. with financial background & detailed bio-data of the promoter/s with supporting papers/ documents.
2. The Applicant / Party shall have to submit proposed plant and layout for proper justification land area requirement for their proposed venture.
3. The Applicant / Party shall have to submit EM Part-I/ EM Part-II/ IEM copy
4. Company Registration Certificate and Memorandum of Association in case of Private Limited/ Limited Company, Partnership Deed in case of Partnership Firm, Society of Registration in case of Co-operative Society, Detailed of Proprietorship in case of Proprietorship Firm.
5. Pan Card
6. An affidavit to this effect that the Applicant/ Party shall not emit untreated effluent in any form (solid, liquid and gas) from their industrial venture at their allotted plot on judicial stamp paper of appropriate value purchased in Assam shall have to be furnished along with the Application Form.
7. An affidavit to this effect that the Applicant/ Party will create at 10 nos. local employments per bigha failing which the bid will be rejected.
8. The requisite Security deposit as mentioned in the Bid Notice in the form of Bank Draft/ Banker Cheque of Nationalized/ Scheduled Bank drawn in favour of **“AIIDC Growth Centre Chaygaon- Patgaon”**. Bid not accompanied by the Security Deposit shall be rejected.
9. The bid document may be down loaded from the AIIDC’s web site www.aiidcassam.in. In that case, the party has to submit the cost of bid document of Rs.1000.00 separately by Demand Draft/ Banker’s Cheque along with the bid failing which their bid will be rejected.

Continued to page -8



PRICE BID

Continued to page -9

-9-

OFFER RATE AGAINST DEVELOPMENT CHARGE OF PLOT OF LAND AND EXISTING

ASSETS

Detail of plot of land :

Sl. No.1	Industrial Growth Centre, Chaygaon at vill. Chatabari, Dist. Kamrup, Assam	6900.00 sq.m (approx. 5.15 bigha)
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BID PRICE

Particulars against which offered to be made	Reserve price	Rate/ amount quoted in Rupees (both in figure and words)	Total amount in Rupees
6900.00 sq.m (approx. 5.15 bigha)	Rs.600/- (Six hundred) per sq. m		

Against the existing fixed assets at the plot	Rs.7.50 lakh (Rupees seven lakh fifty thousand)		
Grand Total			

N.B. Selection will be made on basis of rate offered for development charges only.

Total quoted amount (in words) : Rupees.....

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Name of the Bidder :

Signature :

Full Address :