

BID DOCUMENT

FOR ALLOTMENT

OF

PLOT OF LAND MEASURING 1338.00 SQ.M (Approx. 1 B)

ON 60 (SIXTY) YEARS LEASE BASIS

AT

FOOD PROCESSING PARK, CHAYGAON

DIST. KAMRUP (ASSAM)

ASSAM SMALL INDUSTRIES DEVELOPMENT CORPORATION LTD.

BAMUNIMAIDAM, GUWAHTI-21

Rs.1000.00

ISSUE OF BID DOCUMENT

For allotment of plot of land measuring 1338.00 SQ.M (Approx. 1 Bigha) at Food Processing Park, Chaygaon at vill. 2 No. Paneri, Dist. Kamrup, Assam

Period of issue of Bid Document :- From 06-05-2023 to 19-05-2023 on all working days.

Date and time of receipt of bid :- 20-05-2023 up to 2.00 PM

Date and time of opening of bid :- 20-05-2023 at 3.0 PM

Bid Document issued to :- _____
(Name and full address) _____

Issued by

(Signature)

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INVITING AUCTION BID NOTICE

(For allotment of industrial plot at Food Processing Park, Chaygaon in Kamrup district)

Assam Small Industries Development Corporation Limited (ASIDC) invites bids, duly completed as per Bid Documents for allotment of the following industrial plots for 60 (sixty) years lease at Food Processing Park, Chaygaon at vill. Paneri, Dist. Kamrup, Assam from the prospective entrepreneurs desiring to setup industry in food processing sectors.

Sl. no.	Plot Details	Reserve price for	
		Development charges	Existing assets.
1	Developed plot area: 1338.00 Sq.M (Approx. 1 Bigha)	Rs.1800/- per sq.m	Rs.21,63,092.00
2	Developed plot area: 2676.00 Sq.M (Approx. 2 Bighas)	Rs.1800/- per sq.m	Nil
3	Developed plot area: 2000.00 Sq.M (Approx. 1 ½ Bighas)	Rs.1800/- per sq.m	Nil
4	Semi developed plot area: 1740.00 Sq.M (Approx. 1 B-1 K-10 L)	Rs.900/- per sq.m	Nil

Cost of bid document : Rs.1000.00 (Rupees one thousand only) against each plot
Bid security : 10% of the Bid value
Issue of bid document : From 06-05-2023 to 19-05-2023 on all working days.
Receipt of bid : 20-05-2023 up to 2.0 PM
Opening of bid : 20-05-2023 at 2.30 PM in presence of the intending bidders/
representatives.

The bids should accompany the cost of bid of Rs.1000.00 and bid security @ 10% on the offered bid value in the form of Demand Draft/ Banker's Cheque drawn in favour of "ASIDC Ltd". Bid not accompanied by the cost of bid & bid security shall be rejected.

The bid document may also be downloaded from the ASIDC's website <https://asidcltd.assam.gov.in>

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

Sd/-

Managing Director
Assam Small Industries Development Corporation Ltd.
Bamunimaidam, Guwahti-21

: :TERMS & CONDITIONS : :

1. The plot of land as mentioned in the Bid Notice No. SIDC/CD/FPP/BID/1835/2014-15/5984 Dtd. 03/05/2023 attached herewith, shall be allotted on 60 (sixty) years lease basis on payment of development charges as per ASIDC Ltd.'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.1800.00 (Rupees one thousand eight hundred) only per Sq. M for developed plots and Rs.900.00 per sq.m for semi developed plot as indicated in the bid notice, for 60 (Sixty) year lease.
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 "ASIDC Ltd". Bid not accompanied by the Security Deposit shall be rejected.
- 6. The party have to create local employments at least 10 nos. per bigha at the allotted plot of land.**
7. The party has to specially mention the item/s of manufactured.
8. The party shall and abide by the provisions of ASIDC's Rules and Regulations for land allotment.
9. All pages of the bid document are to be signed and stamped by the bidder.
10. 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.

11. 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.
12. The Applicant / Party shall have to submit proposed plant and layout for proper justification land area requirement for their proposed venture.
13. The selected parties shall have to take over the possession of the plot of land within 3 (three) months from the date of payment of Development Charges and other charges as per ASIDC's Rules & Regulations failing to which the allotment letter issued to the party would be treated as cancelled without further reference to them.
14. Any other rent such as Annual Ground Rent Rs.2000/-per 1000 sq.m, Maintenance Charges Rs.3.00/- per sq.m per month etc. are to be paid as fixed by the Corporation.
15. The selected parties will have to execute an agreement for the allotted plot of land with the Corporation. On failure to execute the agreement after issuance of LOI letter, the security deposit will be forfeited without further reference.
16. 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.
17. 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 ASIDC Ltd.
18. The allottee shall have to ensure local employments in their proposed venture.
19. If any allottee or a lessee intends to surrender the plot or part thereof for any reason, the Corporation may accept it on the condition as it may deem fit and

proper. In such cases, amount of development charges and interest thereon, if any recovered from the party will be refunded, without any interest payable thereof as below:

- (i) In any allottee or a lessee intends to surrender the plot or part within 1 year from the date of physical handing over then 90% development charges will be refunded.**
- (ii) In any allottee or a lessee intends to surrender the plot or part after 1 year but within 2 years from the date of physical handing over then 50% development charges will be refunded.**
- (iii) In any allottee or a lessee intends to surrender the plot or part after 2 years to 3 years from the date of physical handing over then 25% of the development charges will be refunded.**
- (iv) In any allottee or a lessee intends to surrender the plot or part after 3 years from the date of physical handing over then the Allottee will not be entitled for any refund.**

- 20. All day to day running expenses for maintenances etc. of the FPP, Chaygaon shall have to be borne by the parties as fixed by the Corporation from time to time.
- 21. The parties will have to take electrical connection from APDCL for their proposed venture at their own cost. However, the Corporation will provide necessary NOC for the power connection.
- 22. The initial period of lease agreement is 60 (sixty) years with a provision for renewal of agreement.
- 23. The green or orange category and employment based unit may get the preference.
- 24. If the applicant is an existing unit and occupied any land/ shed in any establishment of ASIDC Ltd, the party shall have to submit non dues clearance certificate from ASIDC Ltd. along with the Bid Document failing which the application will be rejected.
- 25. The Corporation shall not be held responsible for any activities other than industrial activity carried out within the premises of the allottee.
- 26. The interested party may inspect the site before submission of their application within the office hours with prior intimation.
- 27. If the bid received date falls on a holiday/ bandh etc, for any reason the subsequent working day will be the receiving date.
- 28. 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
ASIDC Ltd.

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DOCUMENTS/ PAPERS REQUIRED TO SUBMIT ALONG WITH BID DOCUMENT

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. Copy of Udyam Registration etc.
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. The requisite cost of bid documents & bid security as mentioned in the Bid Notice in the form of Bank Draft/ Banker Cheque of Nationalized/ Scheduled Bank drawn in favour of “**ASIDC Ltd**”. Bid not accompanied by the Security Deposit shall be rejected.

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PRICE BID

**OFFER RATE AGAINST DEVELOPMENT CHARGE OF PLOT OF LAND AND EXISTING
FIXED ASSETS**

Detail of plot of land :

Sl. No. 1	Food Processing Park, Chaygaon at vill. 2 No. Paneri, Dist. Kamrup, Assam	Area: 1338.00 Sq. M (Approx. 1 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
Land development charges	Rs.1800/- (Rupees one thousand eight hundred) per sq. m		
Against fixed asset value	Rs.21,63,092.00 (Rupees twenty one lakh sixty three thousand ninety two) only		
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 :