

**BID DOCUMENTS  
FOR SALE OF PROPERTY OF  
Assam Agro Industries Development Corporation Ltd**

**ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024**

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

INVITATION FOR BID

SALE OF PROPERTY OF ASSAM AGRO INDUSTRIES  
DEVELOPMENT CORPORATION LTD

BIDDING DOCUMENTS  
FOR SALE OF PROPERTY OF ASSAM AGRO  
INDUSTRIES DEVELOPMENT CORPORATION  
LTD

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

COMPETITIVE BIDDING

SALE OF MOVABLE ASSETS OF ASSAM AGRO INDUSTRIES  
DEVELOPMENT CORPORATION LTD

Period of sale of Bidding Documents	From.....	To.....
Time & Date of Submission of Bid	Date.....	Time.....
Date & Time of Opening of Bid	Date.....	Time.....
Place of Opening of Bid	Assam Industrial Dev. Corpn. Ltd.	
Officer inviting Bid	Managing Director, AIDC	

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

COMPETITIVE BIDDING

SALE OF ASSETS OF CLOSED PSU : ASSAM AGRO INDUSTRIES  
DEVELOPMENT CORPORATION LTD

DOCUMENTS ISSUED TO:.....

MANAGING DIRECTOR  
Assam Industrial Dev. Corpn. Ltd.

**ASSET MANAGEMENT CELL(AMC)**  
**Assam Industrial Development Corporation Ltd.**  
**R.G. Baruah Road, Guwahati-781 024**

**Sale of Assets of Closed Public Sector Undertakings (PSU)**

Pursuant to the decision by the Task Force for PSU Reform, Govt. of Assam, Bids are invited, in sealed cover, from reputed genuine and financially sound parties for purchase of the Movable/Immovable Assets of the following PSUs, as under :

<b>Sl. No.</b>	<b>Name of the PSU</b>	<b>Kind of Assets</b>
1.	Assam Govt. Construction Corporation Ltd (AGCC) Guwahati and Tinsukia Unit	Movable Assets like construction equipment and machinery, furniture & fixtures and vehicles
2.	Assam Agro Industries Dev. Corpn. Ltd (AAIDC), Panjabari Unit and Ulubari Head Office	Machine tools, pump sets, furniture & fixtures, laboratory equipment and vehicles
3.	Assam State Minor Irrigation Dev. Corpn. Ltd. Guwahati	Furniture & Fixtures and vehicles
4.	Assam Conductors and Tubes Ltd (ASCON) Guwahati	Equipment and Machinery, Furniture & Fixtures
5.	Industrial Papers(Assam) Ltd Dhing, Nagaon District	Equipment and machinery
6	FertichemLtd,Bonda,Narengi, Guwahati.	Immovable Assets like Land and Buildings

- Sale of Bid Documents will commence from 05-01-10 to 04-02-10 between 11.00 hrs to 16.00 hrs. Bid Documents can be purchased from the office of the AMC on all working days on payment of a non-refundable processing fee of Rs. 5000/- by way of a D.D. favouring “Assam Industrial Development Corporation Ltd”, payable at Guwahati.

- The Bid document may also be downloaded from [www.aidcltd.com](http://www.aidcltd.com) and [www.dpeasom.gov.in](http://www.dpeasom.gov.in) , in which case the bids shall be accompanied with a Demand Draft of Rs. 5000/- as non-refundable processing fee, drawn in favour of “Assam Industrial Development Corporation Ltd” , payable at Guwahati.
- Interested parties may inspect the assets from 18-01-10 to 28-01-10
- Last date of submission of sealed bids is 12-02-10 at 12.00 hrs
- Date of opening of bids is 12-02-10 at 14.00 hrs at the office complex of Assam Industrial Development Corporation (AIDC) Ltd at R.G. Baruah Road, Guwahati-781 024
- The Task force reserves the right to accept or reject any or all bids and to withdraw or cancel the bid process without assigning any reasons whatsoever. Mere submission of Bid by the bidders doesnot vest any right in them for being selected.

Managing Director  
Assam Industrial Development  
Corporation Ltd and Member  
Convenor, Task Force for PSU  
Reform, Govt. of Assam

## **Disclaimer**

This Document shall be referred to as the Bid Document for Sale of Property (“BDSP”) of Assam Agro Industries Development Corporation Ltd (“AAIDC”) and along with the other information provided would comprise the information package, which is being made available to Bidders in accordance with the details contained herein.

This document is issued by the Asset Management Cell (AMC) in Assam Industrial Development Corporation (AIDC), on behalf of the Task Force constituted by the Government of Assam vide notification no PE-97/2007/65 dated 19th July 2008 and no PE – 97/2007/Pt-11/14 dated 1st July 2009.

The purpose of this document is to provide with basic and preliminary information to the interested bidders to assist the formulation of their Bid and is issued upon the express understanding that recipients will use it only for the purposes set out therein.

The Bidders should conduct their own due diligence, investigation and analysis. While due care has been taken to try ensure the accuracy of the information contained in this BDSP, it does not guarantee the completeness or otherwise of any information contained in this BDSP or any data provided by AMC.

The information contained in this BDSP or any other information which may be provided to Bidders is subject to change without notice. AMC may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information contained herein including the envisaged transaction process mentioned.

While this BDSP has been prepared in good faith, neither AMC, nor its employees or its Consultant make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability, under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this BDSP.

This BDSP and the information contained herein are strictly confidential and are for the use of only the person(s) to whom it is issued. It may not be copied or distributed by the recipient to third parties.

This BDSP has not been filed, registered or approved by any regulatory or judicial authority. Recipients of this document, resident in jurisdictions outside India as well as those residents in India should inform themselves of and observe any applicable legal requirements and AMC, its representatives and its Consultants will not be responsible for compliance with the same.

The Task Force reserves the right to accept or reject any or all Bids submitted based on these BDSP documents or to hold, modify, withdraw or cancel the process without assigning any reasons whatsoever. Mere submission of bid / bids does not vest any right for being selected.

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ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

Section I      Definitions & Abbreviation

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## **Section I: Definitions & Abbreviation**

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### **1.1 Authorized Signatory**

The Authorized Signatory shall be as specified by the Bidder/ Lead Member of a Bidding Consortium.

### **1.2 AIDC**

AIDC means Assam Industrial Development Corporation Limited

### **1.3 AMC**

AMC means the Asset Management Cell created in AIDC under the Task Force.

### **1.4 Task Force**

Task Force means the Task Force constituted by government of Assam vide its notifications number PE-97/2007/65 dated 19th July 2008 and PE – 97/2007/Pt-11/14 dated 1st July 2009. The Task Force was constituted by the Government of Assam with the mandate of overseeing the task of closure of unviable public sector undertakings and carrying forward the public sector reforms program under Assam Governance and Public Resource Management Program (AGPRMP) funded by Asian Development Bank.

### **1.5 Bid / Bid Proposal**

Bid/Bid Proposal refers to the proposal of Bidders/Bidding Consortia in response to this BDSP and organized in a manner specified in Section II.

### **1.6 Bidder**

Bidder means an individual, government departments, institutions, banks, corporate in the public and private sectors subject to applicable laws and regulations, eligible to submit the Bid in response to this BDSP. No bidder shall be represented by any broker or agent

### **1.7 Bid Document for Sale of Property(BDSP)**

Bid Document for Sale of Property (BDSP) means this document, as may be amended and modified together with annexure, addendums and amendments which may be made available from time to time

### **1.8 Bid Submission Due Date**

The date and time, by which Bid Proposals of Bidders are due in response to the BDSP as indicated in Clause 3.8.1 or as may separately be intimated by AMC.

### **1.9 Bidding Process**

Bidding Process refers to the single stage process undertaken for selection of Successful Bidder for sale of the properties.

**1.10EoI**

Expression of Interest

**1.11GoA**

Government of Assam

**1.12GoI**

Government of India

**1.13INR**

INR shall mean Indian Rupees, the lawful currency of the Republic of India.

**1.14AAIDC**

AAIDC shall mean Assam Agro Industries Development Corporation Ltd.

**1.15Successful Bidder**

Successful Bidder means the Bidder who is declared as the Successful Bidder for a particular property after evaluation of bids by AMC / Task Force and after Approval by Government of Assam.

ASSET MANAGEMENT CELL (AMC)  
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Section II      Bidding Process

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## Section II: Bidding Process

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### 2.1. Background

AMC on behalf of the Task Force is undertaking the bid process management for sale of properties of Assam Agro Industries Development Corporation Ltd. Assam Agro Industries Development Corporation Ltd. was established in 1967 to introduce mechanical cultivation in Assam with its head office in Guwahati. It started supplying pump sets, irrigation and cultivation equipments to farmers in Assam. In 1972 a Central Workshop was established at Punjabari Road, Guwahati, for manufacturing and maintenance of agricultural machineries and equipment. However due to various reasons the State Government decided to close the company in August 2006.

### 2.2. Brief Description of the Properties

The properties on sale include plant & machinery, Furniture and fixtures at various locations. A summary of property details are given in the following table. Detailed descriptions of the property are provided in Appendix 1.

	Particular	Location	Description
1	Movable Assets including Plant & Machinery, Tools and Furnitures.	Punjabari & Ulubari Guwahati	Details as per Appendix 1.

### 2.3. Notice for Sale

AMC invites sealed Bids for the sale of the movable property of Assam Agro Industries Development Corporation Ltd. located at Ulubari Guwahati and Six Mile, Guwahati. The property would be sold on 'as is where is', 'as is what is', 'whatever there is' and 'no recourse' basis.

### 2.4. Selection Process

On behalf of Task Force, AMC is managing the bid process for selecting an interested and financially capable party for purchasing the movable and immovable properties belonging to Assam Agro Industries Development Corporation Ltd at Guwahati and Tinsukia through a transparent and competitive bidding process. AMC intends to follow a single step process for selection of the successful bidder for the sale of the properties. The selection process has been designed as a single step, process, where the BDSP along with other documents will be issued to the interested bidders. The interested bidders will be required to submit their Bid Proposal and the earnest money as per the BDSP. Bidders quoting highest price would be selected as the Successful Bidder.

After evaluation of bid documents by AMC or a committee to be decided by the Task Force, recommendation will be sent to the Task Force which after obtaining necessary approvals from the Government of Assam will declare the Successful Bidder. The Successful Bidder(s) would be declared within the date specified in

bidding schedule in the BDSP. In the event of any change in aforesaid date, the same will be notified to the bidders by e-mail/letter/fax. The Task Force reserves the right to accept or reject any or all Bids submitted based on these BDSP documents or to hold, modify, withdraw or cancel the process without assigning any reasons whatsoever and the decision of Task Force would be final and binding on the Bidders. Mere submission of bid / bids does not vest any right for being selected.

## 2.5. Bid Submission

The Bid must be submitted in the manner specified in this BDSP with all the pages numbered serially, along with an index of submission. In the event any of the instructions mentioned herein have not been adhered to, the Bid is liable to be rejected. The sealed envelope containing Bids would be superscribed with “OFFER FOR PURCHASE OF PROPERTY OF ASSAM AGRO INDUSTRIES DEVELOPMENT CORPORATION LTD” at the top of the envelope. The Bids can be submitted at the following address: Asset Management Cell.

AIDC Ltd.  
 R. G. Baruah Road  
 Guwahati-781024  
 Tel: (0361) 2202027  
 Fax: 0361- 2202017  
 Email: aidcltd@gmail.com

## 2.6. Issue of Bid Document

The BDSP can be purchased from the office of AMC mentioned above on payment of a non-refundable processing fee of Rs 5000.00 (Rupees Five Thousand Only) by way of a crossed demand draft favoring “Assam Industrial Development Corporation Ltd” payable at Guwahati. A copy of the receipt evidencing payment of the processing fees shall be enclosed with the Bid documents. In case the BDSP has been downloaded from the website the fee would be payable at the time of submission of bid.

## 2.7. Bidding Schedule

2.8. The tentative time frame for completion of Bidding process and subsequent award of sale to the successful Bidder is as follows:

S. No.	Activity / Milestone	Due Date
1.	Issue of Bid Document for Sale of Properties	05-01-10 to 04-02-10
2	Site visit and data visit	18-01-10 to 28-01-10
3.	Submission of bid proposals (Last Date)	12-02-10
4.	Opening of bid proposals	12-02-10
5.	Declaration of Successful Bidder and Award of Sale	Within 6 months from last date for bid submission.

ASSET MANAGEMENT CELL (AMC)  
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Section III      Terms & Conditions

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### Section III: Terms & Conditions

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#### 3.1 Reserved Price

The detailed descriptions of the assets are provided in Appendix I. The properties will be sold in lots and accordingly the movable & immovable properties have been grouped in two lots. At present bids are invited only for the movable assets. The reserved price and required earnest money is given in the following table:

SN	Property	Reserved Price	Earnest Money
1	Movable Properties (including Plant & Machinery, tools and furniture & Fixture) (Lot A)	a) Rs 90.40 lakh (Punjabari) b) Rs 2.41 lakhs (Ulubari)	2(two)% of Quoted Price

#### 3.2 Eligible bidder

- 3.2.1 The bidder may be an individual, government departments, institutions, banks, corporate in the public and private sectors subject to applicable laws and regulations. No bidder shall be represented by any broker or agent.
- 3.2.2 Bids can be submitted by a consortium. In case of consortium, one of the members of the consortium would be appointed as lead member, which for all practical purposes would be considered as the Bidder on behalf of the consortium.
- 3.2.3 The Bidder should submit a Power of Attorney as per the format enclosed at Appendix 4 authorizing the signatory to sign the Bid. The Power of Attorney is not required to be submitted in case of Bids submitted by individuals in their own independent capacity

#### 3.3 Site Visit

- 3.3.1 It is desirable that each Bidder submits the Bid after visiting the property and ascertaining for themselves the location, surroundings and any other matter considered relevant to them. Interested parties may inspect the assets at their own cost.
- 3.3.2 For the purpose of inspection of the properties, Bidder may contact at the following address:

Asset Management Cell.  
AIDC Ltd.  
R. G. Baruah Road  
Guwahati-781024  
Tel: (0361) 2202027  
Fax: (0361) 2202017  
Email: aidcltd@gmail.com



### **3.4 Data Visit**

The documents relating to the property as may be available, would be provided for inspection by prospective bidders at the office of the AMC at the address mentioned at 3.3.2 above.

### **3.5 Due Diligence by Bidder**

- 3.5.1 The interested parties may carry out their own due diligence in respect of the property. A bidder shall be deemed to have full knowledge of the condition of the property, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.
- 3.5.2 The bidders shall be deemed to have inspected and approved the property to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of land and buildings and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities qualities, specifications, measurements, boundaries and abuttal's of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition. Conditional bids will not be accepted and will be summarily rejected.
- 3.5.3 AMC/ Task Force gives no guarantee or warranty as to the physical condition of the asset / material or / its quality of its fitness for any specific purpose or use. It should be clearly understood that no claim / complaint about the quality / condition / fitness for use will be entertained by AMC/Task Force.
- 3.5.4 It would be deemed that by submitting the Bid, the Bidder has :
- Made a complete and careful examination of the BDSP.
  - Received all relevant information required for submission of the Bid either from AMC or from his own due diligence.
  - Understood that he would have no recourse to AMC/Task Force post transfer of ownership rights of the concerned property.

### **3.6 Earnest Money Deposit**

- 3.6.1 The Bid shall be accompanied by an Earnest Money Deposit (EMD)
- i) Equivalent to 2(two)% of the price quoted for Property Lot A
- 3.6.2 The EMD has to be paid by way of a crossed Demand Draft drawn on any scheduled or nationalized bank in favor of "Assam Industrial Development

Corporation Limited” and payable at Guwahati. No interest will be payable on the EMD.

- 3.6.3 EMD received from unsuccessful Bidders would be returned within a period of 30 (thirty) days from the date of declaration of the Successful Bidder for the property. However, the Task Force / AMC may retain the Earnest Money Deposit of top three bidders upto 6 months from the date of opening of the bids.
- 3.6.4 The EMD of the Successful Bidder shall be automatically adjusted towards sale consideration. In case the Bid is accepted and the purchaser refuses / fails to make further payment towards the balance sale consideration, the EMD shall be forfeited without prejudice to the rights of AMC/Task Force to claim such further damages in this regard without further reference to the Bidder / Purchaser.

### **3.7 Bid Preparation & Submission**

#### **3.7.1 Language**

The Bid and all related correspondence and documents should be written in the English language. Supporting documents and printed literature furnished by the Bidder with the Bid may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language.

#### **3.7.2 Currency**

The currency for the purpose of this BDSP shall be the Indian Rupees (INR). All payments shall be made in INR. In the event that any of the details of the Bidder or a member of a Consortium, as the case may be, is available in foreign currency, the original figures in the relevant foreign currency and the INR equivalent thereof must be given. The exchange rate applied must be clearly stated

#### **3.7.3 Validity of Bid**

Bid shall remain valid for a period not less than 180 Days from the Bid Submission Due Date (Bid Validity Period). However, AMC/Task Force may require the bidders to extend the validity for such period as may be determined by AMC/ Task Force at its discretion

AMC/ Task Force reserves the right to reject any Bid, which does not meet this requirement.

#### **3.7.4 Format & Signing of Bids**

- i. The Bidder shall prepare one (1) original and one (1) duplicate of the documents comprising the Bid. The Demand Drafts towards the Earnest Money Deposit and towards the non-refundable Processing Fee should be placed in a separate envelope along with original set of bid documents. In

the event of any discrepancy between the original and duplicate bids, the original would be considered for the evaluation purpose.

- ii. The Bid shall be typed or written in indelible ink and the Bidder shall initial each page. All the alterations, omissions, additions, or any other amendments made to the Bid shall be initialed by the person(s) signing the Bid.
- iii. The Bid would be prepared and sealed in the following manner

**Envelop A** - Sealed and superscribed with “BID PROPOSAL” at the top and would contain the following documents in original.

- Covering letter stating clearly the validity of the Bid as per the format enclosed at Appendix – 2.
- Bid offer in the prescribed format as per the format enclosed at Appendix – 3.
- Power of Attorney as per the format enclosed at Appendix– 4.
- Photocopy of their Income tax PAN Number duly signed by the individual or Power of Attorney holder as the case may be.
- In case of companies, latest audited Balance Sheet and Certificate of Net Worth.
- In case of individuals, copy of latest Income Tax Return.
- A duplicate set of the above documents.

**Envelop B** – Sealed and superscribed with “EARNEST MONEY DEPOSIT” at the top and would contain the following documents:

- Demand draft towards the EMD as specified in clause 3.6 of BDSP.
- A copy of receipt evidencing payment for purchasing the BDSP
- In case, the BDSP has been downloaded from website; Demand Draft of Rs 5000.00/- (Rupees Five Thousand Only) drawn in favour of “Assam Industrial Development Corporation Ltd” payable at Guwahati towards Processing fee.

Both the above mentioned Envelopes A & B are to be put in a main envelope and which shall be superscribed with ‘OFFER FOR PURCHASE OF PROPERTY OF ASSAM AGRO INDUSTRIES DEVELOPMENT CORPORATION LTD’ and bear the name, address, contact no. & email id of the bidder.

### **3.8 Bid Submission Date and Bid Opening**

- 3.8.1 Bids should be submitted before 1200 Hrs on 12-02-2010 in the manner and form as detailed in this BDSP. Bids submitted by either facsimile transmission or telex will not be acceptable.

3.8.2 Bids should be submitted at the address given below:

Asset Management Cell.  
AIDC Ltd.  
R. G. Baruah Road  
Guwahati-781024  
Tel: (0361) 2202027  
Fax: (0361) 2202017  
Email: aidcltd@gmail.com

3.8.3 Bidder sending their Bids by mail will do so solely at their own risk and AMC will not be responsible for any loss in transit or postal delay.

3.8.4 Bids would be opened on 12-02-2010 at 1400 Hrs or any other date informed by AMC to the bidders at the address to be decided by Task Force in the presence of interested bidders or their representative, if they choose to be present. Envelops B containing EMD shall be opened first. Envelop A of only those bidders will be opened whose Demand Drafts for EMD, Processing Fee/proof of payment of Processing Fee are found to be in order.

3.8.5 Incomplete Bids submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of the BDSP will be liable to be rejected.

### **3.9 Evaluation of Bids**

3.9.1 After opening of Bids, AMC or a committee to be decided by the Task Force under supervision of Task Force would carry out the evaluation of the Bids. The Task Force after obtaining necessary approvals from the GOA will declare the Successful Bidder within the date mentioned in the Bidding Schedule. In the event of any change to aforesaid date, the same will be notified to the bidders by e-mails / post / fax.

3.9.2 In the event two or more bidders offer equal price for the property, the concerned bidders would be invited for negotiations and the bidder who offers the highest bid post negotiations would be declared as the Successful Bidder

### **3.10 Payment Schedule**

3.10.1 The Successful Bidder would be informed in writing about the acceptance of their bid/offer and would be required to deposit 50% (Fifty percent) of the sale consideration (including the EMD) within 45 days of informing about the award of the Bid. In the event of any change in aforesaid date, the same will be notified to the Successful Bidder (s) by e-mail/letter/fax

3.10.2 The balance amount i.e.50% of the sale consideration is to be paid at the time of handing over of the property and/ completion of the required formalities

but before the execution of documents for effecting transfer of ownership wherever applicable.

- 3.10.3 All taxes / duties / levies etc and expenses if any as applicable and related to the sale of the assets on offer, shall be entirely paid by the purchaser / Successful Bidder(s)
- 3.10.4 The successful bidder shall within 15 days of receipt of intimation regarding the acceptance of their bid furnish a Bank Guarantee valid for one year to secure full and timely payment of the sale consideration.

### **3.11 Possession/Delivery of Property**

- 3.11.1 AMC would Endeavour on a best effort basis to complete the documentation and conveyance in respect of the said property within 180 days of making the 50% payment of the sale consideration.
- 3.11.2 In case the sale consideration is not paid as specified in Clause 3.10 of this BDSP by the Successful Bidder(s), the sale of the asset to the concerned Successful Bidder(s) would stand cancelled and the Earnest Money Deposit and subsequent payment made if any by the Successful Bidder(s) will automatically stand forfeited.
- 3.11.3 In case of any default in payment, Task Force/ AMC reserves the right to invoke the Bank Guarantee referred to in clause 3.10.4.

### **3.12 Force Majeure**

AMC/Task Force shall not be liable for any failure or delay in performance due to any Force Majeure events which is beyond its control including fires, floods, strikes, lock-out, closure, dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, demand or otherwise or any other cause or conditions beyond the control of AMC/ Task Force and the existence of such cause or consequence may operate to extend the time of performance on the part of AMC/ Task Force by such period as may be necessary to enable AMC/ Task Force to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

### **3.13 Governing Law/Jurisdiction**

This transaction shall be governed by the laws of India and all disputes arising out of the process shall be subject to the exclusive jurisdiction of the courts at Guwahati.

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

Appendix-1      Asset Information Memorandum

**Appendix 1**  
**Asset Information Memorandum**  
**Assam Agro Industries Development Corporation Ltd**

Assam Agro Industries Development Corporation Ltd. was established in 1967 to introduce mechanical cultivation in Assam with its head office in Guwahati. It started supplying pump sets, irrigation and cultivation equipments to farmers in Assam. In 1972 a Central Workshop was established at Punjabari Road, Guwahati, for manufacturing and maintenance of agricultural machineries and equipment. However due to various reasons the State Government decided to close the company in August 2006 and decided to sell off its assets.

The property includes movable assets. The details of assets proposed to be sold are given in the following table.

- Lot A – Plant & Machinery including tools & implements, furniture and fixture

**Lot A – Immovable Assets including Plant and Machinery, Tools, Furniture and Fixtures.**

1. **Movable Assets in Central Workshop- Guwahati:**

1.1. **Machineries, Equipments, Stores, Spares and Vehicles).**

<b>I. No.</b>	<b>Desc. of Machineries / equipment</b>	<b>Quantity</b>	<b>Year of Purchase</b>	<b>Make</b>
1	Lathe machine LB 17	1 no.	1970	HMT
2	lathe machine	1 no.	1970	Shankar
3	Drill Machine	1 no.	1970	Swift
4	Grinder Machine ( DGSD )	1 no.	1970	AP - 2
5	Shaper machine	1 no.	1970	Medgil
6	Drill machine	1 no.	1970	Bosco
7	Drill machine	1 no.	1970	UU Kumutome PHU
8	Valve refacer	1 no.	1971	
9	Flexible shaft grinder	1 no.	1971	
10	Grinding machine 1.4 HP	1 no.	1977	
11	Power sawing machine	1 no.	1972	
12	Hand shearing machine	1 no.	1971	
13	Nozzle tester m/c	1 no.	1982	
14	Bending machine ( Essem )	1 no.	1982	
15	Welding transformer ( Indarc)	3 nos.	1983	
16	Welding generating set	1 no.	1976	

17	Hand drill	1 no.	1983	Wolf
18	Water cooler	1 no.	1970	Blue star
19	High speed angle grinder	1 no.	1984	AG 9
20	Shearing machine	1 no.	1981	Multex
21	Ball press machine	1 no.	1981	
22	Power press machine	1 no.	1985	
23	Super cut shearing machine	1 no.	1985	
24	Bending machine ( high power ) 1 no.	1 no.	1978	
25	Lax meter	1 no.	1985	
26	Pop rivet machine	1 no.	1987	
27	Welding m / c oil cooled	1 no.	1996	
28	AMT Hand operated HD press	1 no.	1998	
29	AMAPSI brand shearing m/c	1 no.	1998	
30	Special purpose m/c with Jigs and jixtures	1 no.	1998	
31	Pipe bending m/c	1 no.	1998	AAI
32	Different dies, pumps, plough, fire extinguisher, drill, grinder, blower etc.	Lot.	1978 to 1988	
33	Mechanical Crane ( portable )	1 no	1979	
34	Fork lift RAC ( 2 TS )	1 no	1974	RAC
35	5 H.P. pumpset	28 nos.		Kirloskar (New)
36	5 H.P. pumpset	3 nos.		Kirloskar
37	Water pump ( 80 X 65 ) New	86 nos		
38	G.I. pipe 80 mm New	44 mts		
39	Misc. items like pump spares, harrow, Rotovator, sprayer, seed drill, leveler, plough, thresher etc. etc.	Lot	1982 to 1999	
40	Spares of Mitchubishi power tiller, Kubota power tiller, Kamco power tiller, Zetor, International, Escort and solar cookerBeylauras tractor, Bulldozer	Lot	1982 to 1999	
41	Tata 608 mini truck	1 no	1991	
42	Tata 1210 SE truck	1 no	1983	
42	Ambassador Car	1 no	1997	



## **1.2.Furniture and Fixtures**

**Error! No text of specified style in document.-1**

Sl. No.	Desc. of Machineries / equipment	Quantity	Year of Purchase	Make
1	Wall mounted fan	9 nos		GEC
2	Ceiling fan	16 no.		
3	Stand fan			
4	Table fan	1 no.		
5	Wall fan	1 no.		
6	Exhaust fan	1 no.		Usha
7	Hand vice	4 nos.		
8	Steel table	5 nos.		
9	Steel Almirah	15 nos.		
10	Steel rack	14 nos.		
11	Steel chair	5 nos.		
12	Steel locker	1 no.		
13	Wooden table	17 nos.		
14	Wooden rack	12 nos		
15	Wooden chair	10 nos.		
16	Wooden Almirah	7 nos.		

## **1.3.Machinery, Equipment and Furniture in Bio Fertilizer Laboratory at Central Work Shop:**

Sl. No.	Desc. of Machineries / equipment	Quantity	Year of Purchase
1	Air conditioner	1 no.	1982
2	Autoclave	8 nos.	1986
3	Bacteriological incubator	2 nos.	1986
4	Balance counting	4 nos.	1986
5	Distilled water plant	1 no.	1981
6	Electric coating device	1 no.	1981
7	Hot air over	1 no.	1981
8	Hand tally counter	2 nos.	1981
9	Hot plate	1 no.	1981
10	LPG cylinder	3 nos.	1981
11	Microscope	1 no.	1981
12	Rotary shaking machine	7 nos.	1984
13	Refrigerator	1 no.	1981
14	Bacteriological colony counter	1 no.	1985
15	Clinical centrifuge	1 no.	1985

16	Thermostatic water bath	1 no.	1985
17	Water storage tank ( Syntax )	1 no.	1985
18	G.I. tray	40 nos.	1988
19	Inoculation table	1 no.	1986
20	Heating mantle	1 no.	1991
21	Electronic balance	2 nos.	1990
22	B.O.D. Incubator	2 nos.	2001
23	Rectangular furnace	1 no.	1991
24	Horizontal balance	1 no.	1991
25	Analytical balance	1 no.	1991
26	UV spectro photometer	1 no.	1991
27	Laminar flow	1 no.	1992
28	Growth chamber	1 no.	1992
29	Auto K.F. titrator	1 no.	1992
30	Leitz microscope	1 no.	1992
31	Fire extinguisher	3 nos.	2001
32	Seed bin	1 no.	1999
33	Cold water plant	1 no.	2000
34	Sticker printing machine	2 nos.	2000
35	Air compressor	1 no.	2000
36	Fermentor	4 nos.	2001
37	P H scan 2 pen type	1 no.	
38	Hi loop auto steriliser	1 no.	2000
39	Bulk steam sterilizer	1 no.	2001
40	Anaerobic culture jar	1 no.	2001
41	G.I tank	4 nos.	1981
42	Electric fan	3 nos.	1984
43	Steel table with chair	4 nos.	1984
44	Steel slotted angle rack	3 nos.	1986
45	Side table with stool	1 no.	1984
46	Iron stool	1 no.	1986
47	Miscellaneous Glass Aparatus	Lot	1983 to 1995

## 2. Movable Assets at AAIDC Head Office at Ulubari Guwahati:

### 2.1. Furniture Fixtures and other assets

Sl. No.	Desc. of Machineries / equipment	Quantity
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1	Steel Full secretariat table	7 nos.
2	Steel Half secretariat table	10 nos.
3	Steel Full secretariat table	14 nos.
4	Rack with drawer	6 nos.
5	Steel Almirah ( Big )	26 nos.
6	Steel Almirah ( Small )	12 nos.
7	Wooden Secretariat table	18 nos.
8	Steel rack ( slotted angle ) big	19 nos.
9	Steel rack ( slotted angle ) small	8 nos.
10	Wooden rack ( small )	27 nos.
11	Wooden Almirah ( Big )	8 nos.
12	Board table set	3 nos.
13	Steel arm chair	30 nos.
14	Steel armless chair	3 nos.
15	Wooden chair	7 nos.
16	Wooden center table	1 no.
17	Computer wheel chair	2 nos.
18	Executive wheel chair	2 nos.
19	Computer table	3 nos.
20	Sofa ( single pc. long ) with foam rexine	1 no.
21	Reception desk	1 nos.
22	Built in wooden rack 12' X 6' X 1½' ' & 6' X 6' X 1½' ' 2 nos. with glass doors	8 nos.
23	Safety locker ( Godrej )	2 nos.
24	Ceiling fan ( 42" )	36 nos.
25	Pedestal fan	1 no.
26	Type writing machine	5 nos.
27	Electronic type writer	1 no.
28	Stencil machine	1 no.
29	Air conditioner ( 1 ton )	4 nos.
30	Voltage stabilizer	2 nos.
31	Computer ( Vintron ) 56 MB	2 nos.
32	Water storage tank ( 1000 liters ) syntax, with 35', 1" G.I. pipe	1 set

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

Appendix-2

Letter for Bidding

**Appendix – 2**

**Letter for Bidding**

(Letter head of the Bidder including full Postal Address, Telephone No. Fax No. and E-mail ID) (as applicable)

Date :

To

Asset Management Cell  
Assam Industrial Development Corporation Ltd.  
R. G. Baruah Road  
Guwahati-781024

Kind Attn : .....

Sir,

**Subject : Bid for purchase of property of Assam Agro Industries Development Corporation Ltd.**

1. Being duly authorized to represent and act for and on behalf of .....(name of the Bidder), and having studied and fully understood all the information provided in the BDSP, the undersigned hereby apply as a Bidder for the purchase of property of Assam Agro Industries Development Corporation Ltd according to the terms and conditions of the offer made hereto.
2. Bid is given in Appendix 3, duly filled and signed on each page.
3. AMC/ Task Force is hereby authorized to conduct any inquiries / investigation to verify the statements, documents and information submitted in connection with the Bid.
4. I, the undersigned declare the statements made, and the information provided in the duly completed Bid forms enclosed are complete, true and correct in every aspect.
5. I have read the terms and conditions of the offer detailed in BDSP and are willing to abide by them unconditionally.
6. The offer made by us is valid for 180 days (minimum) from the Bid Submission Date. We understand that AMC/ Task Force may require us to extend the validity of the bid for such period as may be determined by AMC/ Task Force at its discretion.

Signature.....

Name .....(Authorised Signatory)

For and on behalf of

-----

(Name of Bidder)

Enclosures : -

- a) Bid Details – Appendix – 3
- b) Demand Draft for Earnest Money Deposit
- c) Demand Draft for processing fees / receipt of processing fees if already paid.

ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

Appendix-3      Bid Details

## Appendix – 3

### Bid Details

#### 1. Particulars of the Bidder

- a) Name of the Bidder (Individual/Company) :
- b) Address/Registered Office :
- c) Date of incorporations and /  
or commencement of business :
  
- d) In case of companies
  - i. Turnover as per last audited balance sheet : (attach copy audited balance sheet)
  - ii. Networth : (attach certificate of Networth)
  - iii. Permanent Account Number : (attach copy of PAN signed by authorised signatory)
  
- e) In case of individuals
  - i. Annual Income : (attach copy of latest income tax return)
  - ii. Permanent Account Number : (attach copy of PAN duly signed)

#### 2. Details of Authorised Signatory of the Bidder

- a) Name :
- b) Designation (as applicable) :
- c) Address :
- d) Phone. :
- e) Fax. :
- f) Email :

#### 3. Particulars of Bid

The Bid amount offered for the property is as under:

SN	Property	Bid amount
1	Lot - A(Punjabari)	
2	Lot- A (Ulubari)	

The aggregate Bid amount offered is Rs. .... (Rupees ..... )  
for the abovementioned property.

We have enclosed the EMD for Rs. .... (Rupees ..... ) as  
computed from the table above and as specified in BDSP.

We further acknowledge and agree that : -

- i. In case our offer is accepted and if we fail to pay the amount in the manner Specified by AMC/ Task Force, the amount of Earnest Money and any further installments paid by us under this offer shall stand absolutely forfeited by AMC/ Task Force.
- ii. This offer is valid for a period of ..... days (Minimum 180 days) from the Bid Submission Date or such extended date as may be determined by AMC/ Task Force and agreed by us.
- iii. I/We have read and understood the terms and conditions of the BDSP and hereby unequivocally and unconditionally accept the same.
- iv. The decision of AMC/ Task Force concerning this transaction shall be final and binding on us.

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental or otherwise, will be sufficient justification for to reject our Bid and / or to cancel the award of sale.

-----  
Signature of the Bidder  
Full Name  
Designation (as applicable)  
Name of the Company (as applicable)  
Address  
Date



ASSET MANAGEMENT CELL (AMC)  
Assam Industrial Development Corporation Limited  
R.G.Baruah Road, Guwahati-781024

Appendix-4      Format for Power of Attorney for Signing Bid

**Appendix - 4**

**FORMAT FOR POWER OF ATTORNEY FOR SIGNING BID**

(On a Stamp Paper of relevant value)

**POWER OF ATTORNEY**

Know all men by these presents, we ..... (name and address of the registered office) do hereby constitute, appoint and authorize Mr. / Ms ..... (name and address of residence) who is presently employed with us and holding the position of ..... as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid for the purchase of the property of Assam Agro Industries Development Corporation Ltd., including signing and submission of all documents and representing us in all matters before AMC/ Task Force , and generally dealing with AMC/ Task Force in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For .....

(Signature)  
(Name, Title and Address)

Accepted  
-----

(Signature)  
(Name, Title and Address of the Attorney)

*Note:*

- i. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.*
- ii. To be Notarized*