# AUCTION NOTICE

**Subject:- Transfer of 24 Kanals of SIDCO lease hold rights Land with J&K State Agro Industries Development Corporation Ltd. Industrial Complex, Bari - Brahamna, Jammu.**

For and on behalf of Managing Director, J&K State Agro Industries Development Corporation Ltd. Sealed offers affixed with Rs. 5/- Revenue Stamp are invited for transfer of 24 Kanals ( Twenty Four Kanals) of SIDCO lease hold rights land alongwith 3 Sheds and one office building constructed on said land at main Road, Industrial Complex, Bari - Brahmana, Jammu.

The interested buyers may inspect the said land on any working day, and submit their sealed offers addressed to Managing Director, J&K State Agro Industries Development Corporation Ltd. Jammu by or before **18th Feb. 2012, upto 2.00 PM. The rates offered should be per Kanals basis of land and lump sump amount should be quoted for three sheds and one office building of RCC construction**. The offer should be accompanied with **CDR of Rs.4.00 Lacs**. The land to be transferred has to be utilized for Industrial purposes only. The purchaser should have a registration from DIC / Central Govt. as the case may be. Information/Documents containing detailed terms and conditions can be had against payment of Rs.2000/- from any of the following offices of Corpn. or can be down loaded from the Corpn. website www.jkagro.com in that case the a DD of Rs. 2000/- towards the cost of tender documents/terms and condition shall be accompanied with the offer. The Corporation reserves the right to reject any or all the offers received without assigning any reason.

1. **Div.Manager,ROJ,J&K Agro Ind.Dev.Corpn.Ltd : Tel.No. 0191-2430443/ 2437668/9419102941 7, Romesh Market, Shastri Nagar,Jammu.**
2. **Div.Manager,CFP Lane No. 4,Bari-Brahmana(J): Tel No. 01923-220397 / 9419288672**
3. **Div.Manager,Cold Storage Plant, AIDCL 13/14,Lawarance Road New Delhi. : Tel No. 011-27194328/ 27188031/09891023410**
4. **Div.Manager,ROK,Agri Complex,Lal-Mandi, Srinagar. : Tel No. 0194-2311081 / 9622503899**

**No:- Agro/Adm/CJ/F-49/320-33**
**Dated :- 30-01-2012**

**Financial Controller**
M. No: 9419027873

**J&K STATE AGRO INDUSTRIES DEVELOPMENT CORPORATION LIMITED**
**7,ROMESH MARKET,SHASTRI NAGAR,JAMMU.**

**TERMS AND CONDITIONS TO AUCTION NOTICE NO: Agro/Adm/CJ/F-49/320-334 DATED 30.01.2012 FOR TRANSFER OF 24 KANALS OF SIDCO LEASE HOLD RIGHTS LAND OF J&K STATE AGRO INDUSTRIES DEVELOPMENT CORPORATION LTD. AT INDUSTRIAL COMPLEX, BARI-BRAHMANA ,JAMMU.**

J&K Agro Industries Development Corpn. Ltd. owns 24 Kanals SIDCO lease hold rights land a Industrial complex Bari-Brahmana, Jammu since 1973-74.This land was utilized for Tractor hiring Div. cum workshop/ Machinery & Fabrication unit of Corpn. The land has 3 sheds and one office building of RCC construction on it. The Boards of Director in its 58th / 59th meeting accorded approval for transfer of lease hold rights of said 24 kanals of Industrial land. SIDCO vide its letter No: SIDCO/MD/PS/CO/10/569-73 dated 24.08.2010 has conveyed its consent for the same.

1. The sealed offer (s) should be addressed to Managing Director J&K State Agro Industries Dev. Corpn. Ltd.7,Romesh Market, Shastri Nagar, Jammu and should reach this office by or before 18th Feb.2012 up to 2.00 P.M. The offer received late by hand or by post or otherwise shall not be entertained.

2. The buyer should offer rates on per kanals basis for land and separately in lump-sump for three sheds and one office building of RCC constructions. The total cost of the land shall depend on actual land area at the site after measurement.

3. The sealed envelopes containing offer should be superscribed as " **Sealed offer for transfer of 24 Kanals of lease hold rights land** against auction notice No: Agro/Adm/CJ/F-49/320-334 dated 30.01.2012.

4. The terms and conditions site plan/drawings of the building etc. to the auction notice can be obtained from our offices mentioned in Auction notice against cash payment of Rs.2,000.00 or in the shape of Demand Draft in the name of J&K Agro Industries Development Corporation Limited.

5. The document can also be downloaded from our **website www.jkagro.com** and in that case the bidder shall enclose a Draft of Rs.2,000.00 alongwith the sealed offer.

Contd…2.

6. The parties shall have to enclose a **CDR of Rs.4.00 Lacs (Rupees Four Lacs )** of any scheduled/Nationalized Bank alongwith sealed offer duly, pledged in favour of Financial Controller, J&K State Agro Industries Development Corporation Limited, Jammu with the validity period of one year.

7. **The main sealed offer shall contain two separate envelopes as Technical/Financial bid, which shall contain following documents;**

   **A) <u>TECHNICAL BID COVER</u>**

   **This envelop should contain following documents.**

   1. **CDR for Rs. 4.00 Lacs (Rupees Four Lacs )**
   2. **DD or Cash receipt for Rs. 2,000/- as cost of tender document.**
   3. **Terms & conditions of Corpn. duly signed and stamped.**
   4. **Site plan/drawings of buildings duly signed and stamped.**
   5. **Registration copy of firm alongwith Registration certificate DIC/Central Govt.**
   6. **Copy of PAN.**
   7. **Sale Tax clearance & Registration from competent authority,**
   8. **Income tax clearance.**
   9. **Authority letter from principal firm/agency /Industrial house authorizing to quote the offer.**
   10. **Other relevant document if any. All the above documents should be attached duly signed/stamped each page.**

   **B) <u>FINANCIAL BID COVER</u>**

   **This envelop should contain following documents ;**

   1. **Covering letter of the firm offering bid duly signed and stamped.**
   2. **The format of Corpn. attached to the terms and conditions, duly signed and stamped should clearly be type written and filled in on letter head pad of the firm. All the figures and words should be clearly written and covered with transparent tape.**

8. The technical bid shall be opened first by the committee constituted by the Corporation. The bid of the firms who are found deficient in any of the above documents as listed at para 7 (A) shall be rejected outrightly and their financial bid shall not be opened. Financial bid of only those firms shall be opened who qualify in the technical bid.

Contd..3.

9. Any firm/individual / Industrial house offering bid on behalf of the principal/company/firms as representative should have a letter of authority in writing clearly mentioning the authorization without which the offer shall be rejected

10. The rates offered should be clear & legible without any over writing or erosions. The offer must be clearly written in bold words as well as in figures.

11. The lease hold right land shall be exclusively utilized only for Industrial Purposes. The purchaser should have registrations from D.I.C./Central Govt. as the case may be.

12. The purchaser should be a registered firm/Industrial house/ Individual having a sound financial background interested only in setting up a Industrial unit.

13. Payment of transfer charges to the extent of @ 50% of the prevalent rate of premium shall have to be paid towards SIDCO which shall be paid by Corporation out of the total receipts of sale value of land.

14. The 24 (Twenty-Four) Kanals of Land has been allotted to J&K Agro Industries Development Corporation in the year 1973-74 for a lease period of 90 Years. The purchaser will have to execute a fresh lease Deed with SIDCO for the remaining period of lease left out of the total lease period of 90 Years.

15. The parties/purchaser has to make payment of 2 ( Two) years advance rentals towards SIDCO and execute of a fresh lease deed with SIDCO.

16. Interested parties can inspect the land at main Road Industrial Complex, Bari-Brahmana, Jammu on any working day from 10 AM to 5 PM.

17. The parties offering rates shall enclose our terms and conditions, site plan/drawings/other documents with sealed offer duly signed and stamped on each page as token of acceptance.

18. The successful party has to deposit in full amount within 30 days, once the corporation accept the offer/date of acceptance failing which CDR shall be forfeited.

19. All disputes are subject to the courts located in Jammu/Srinagar.
20. In case of any doubt/dispute / difference, the case shall be referred to Managing Director whose decision shall be final and binding on both the parties.
21. If it happens to be holiday on the last date for receipt of offer, the next working day will be considered as last day for receipt of offer.
22. Managing Director AIDCL reserves the right to reject any or all offers without assigning any reasons thereof.

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**Financial Controller**

**NO:-Agro/Adm/CJ/F-49/355**
**Dated:- 31-01-2012**

**ANNEXURE**

**(Proforma to be typed and filled in by the Party on Letter Head Pad along with Offer)**

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Subject: OFFER FOR TRANSFER OF 24 KANALS OF SIDCO LEASE HOLD RIGHTS LAND ALONGWITH 3 SHEDS AND ONE OFFICE BUILDING OF R.C.C. CONSTRUCTION,AS PER AUCTION NOTICE NO;_ Agro/Adm/CJ/F-49/320-334 dated 30.01.2012_____

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|---|---|---|
| 01. | Name of Firm with address | |
| 02. | Name of the Properitor/partner/Director | |
| 03. | Contact No(s) | |
| 04. | Description of property for which offered | 24 kanals of SIDCO Lease Hold Land with 3 sheds and One Office building of R.C.C.Construction |
| 05. | Cost of Tender Document in shape of Demand Draft/Cash Receipt( with No/dt) | Rs.2000/ D.D No_____Dt_____<br>OR CR No; Dated |
| 06. | CDR No/Date<br>Amount /Banker | Rs.4.00 LACS (Rupees four lacs only<br>No:_____Date:_____<br>Bankers |
| 07. | Auction Notice No/Date and Terms and conditions No/Date | Auction Notice No)_____Dt_____<br>Terms and conditions No dated |
| 08. | a).Bid amount per Kanal of Land<br>In figures/words, covered with transparent tape.<br>b).Bid amount for 3 sheds and one office building of RCC construction in figures/word covered with transparent tape | Rs._____ (Rupees_____<br>_____ per kanal.<br><br>Rs._____<br>(Rupees |
| 09. | Docouments attached as per clause(6)(A+B) of Terms and conditions.<br>**<u>7(A). Technical Cover.</u>** | 1.<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10. |
| | **<u>7(B). Financial Cover.</u>** | 1.<br>2<br>3<br>4 |

**<u>Undertaking:-</u>**

I/we undertake to strictly abide by Terms and Conditions issued under No:_Agro/Adm/CJ/F-49/320-334 dated 30.01.2012 and No:Agro/Adm/CJ/F-49/355 dated: 31.01.2012

Signature/seal.