

ASSAM GAS COMPANY LTD
A Govt of Assam Undertaking
P.O. Duliajan, Dist: Dibrugarh
Assam 786 602

Ref:MD/AGCL-G.O./2008/239/23

Dated: 02.03.2010

NOTICE INVITING TENDER
FOR IN-BUILT OFFICE PREMISES

Assam Gas Company Limited (AGCL) a Govt. of Assam undertaking, an ISO 9001:2000 organisation having its Registered Office at Duliajan invites sealed tenders in single stage two bid system (two separate envelopes containing technical- bid and financial-bid) from reputed builders / firms / developers / individuals possessing office space/ building of carpet area of approx 400 sq.mts in a commercial / office complex at Guwahati and willing to sell the same. Bids from real estate agents / property dealers will not be accepted. The premises should be located within the area of Dispur Capital Complex or prime location of Guwahati City such as G.S. Road/ Zoo Road etc. The location should have motarable wide roads of approx. 10 mts. The Floor area should be with outer wall to outer wall and provision of toilet, bathroom and kitchen should be earmarked properly. **No Tender documents will be issued.** Intending bidders are requested to send their bids in their own letterheads

Sealed TENDER under the two bid system must be submitted on or before **2:00 pm (IST) of 25.03.2010** and Technical Bids likely to be opened at 2:30 PM. (IST) on the same day. In case the bid could not be opened on the same day it shall be opened on the next working day. Bids submitted in any other form will be rejected outright. **The sealed Priced Bids shall be opened only for shortlisted tenderers on a later date after evaluation of Technical Bids.**

Sealed Tenders super scribing the Tender No and date may be addressed to: **The Managing Director, Assam Gas Company Ltd., to P.O. Duliajan, Dist: Dibrugarh-786602** so as to reach latest by **2:00 pm on 25.03.2010**. For any clarifications, the parties may contact assamgas@sancharnet.in or Fax 0374-2800557. The company shall not be held responsible for postal delays / transit loss, etc.

Minimum Bid Evaluation Criteria: Vendors submitting tenders for the above job shall meet the following criteria as on the date of tender falling which they shall be treated as technically disqualified.

(a) The bidder must provide the following information:

(i) Site Plan including the road position

(b) Floor Plan containing the following details:

- i) Location of the Building.
- ii) Total Floor Area.
- iii) Floor Position.
- iv) Lift facilities
- v) Water supply and drainage
- vi) Kitchen/ Bathroom/ Toilets
- vii) Electricity for room lighting / air conditioning
- viii) Reserved and unreserved Car parking arrangements
- ix) Other facilities if any.
- x) Common facilities like lift / generator to be available 24 hours.

(c) A copy of certified structural drawing of the building showing the sheer wall position.

- (d) A copy of GMDA and GMC Approval No. and date.
- (e) A copy of the property registration deed.
- (f) A copy of the land patta.
- (g) Latest Income Tax clearance certificate and PAN No.
- (h) Latest Sale Tax Registration No:
- (i) Audited Financial Statements of last 3 years, say 2006-07, 2007-08 and 2008-09.

Possession will be given within 30 days of signing of sale agreement.

Bidder's Credentials:

- (i) No of years as real estate developer.
- (ii) Names and location of existing residential / commercial premises developed by the bidder

For price bid:

The price quoted by the bidder should be inclusive of all the fittings inside the premises, parking area, registration charges and common area. No price escalation shall be permitted.

If any other variable cost is involved, the same should be mentioned here along with estimate and breakup. Applicable taxes/levies to be shown separately.

Subsequent monthly housekeeping / security expenses will also have to be indicated. Registration cost to be borne by bidder.

Terms and conditions:

- (i) Payment: 90% of the total value on delivery, 10% after one year of possession.
- (ii) One year warranty against repair and maintenance.

The Company reserves the right to accept or reject any or all the Tenders without showing any reason thereof.

Tender paper submitted without the documents mentioned above, will be rejected outright.

MANAGING DIRECTOR