

The said tender is floated on GeM. Interested parties are advised to submit the same on GeM portal only. Bid submission via Offline/Hardcopy will not be accepted.

Bid No is GEM/2024/B/4665206

Last of submission is 04-03-2024 18:00:00



Bid Number/बोली क्रमांक (बिड संख्या): GEM/2024/B/4665206

Dated/दिनांक : 22-02-2024

Bid Document/ बिड दस्तावेज़

Bid Details/बिड विवरण	
Bid End Date/Time/बिड बंद होने की तारीख/समय	04-03-2024 18:00:00
Bid Opening Date/Time/बिड खुलने की तारीख/समय	04-03-2024 18:30:00
Bid Offer Validity (From End Date)/बिड पेशकश वैधता (बंद होने की तारीख से)	90 (Days)
Ministry/State Name/मंत्रालय/राज्य का नाम	Ministry Of Heavy Industries And Public Enterprises
Department Name/विभाग का नाम	Department Of Heavy Industry
Organisation Name/संगठन का नाम	Bharat Heavy Electricals Limited (bhel)
Office Name/कार्यालय का नाम	10310019-rod-new Delhi
Item Category/मद केटेगरी	Custom Bid for Services - Government Approved Valuer
Contract Period/अनुबंध अवधि	2 Month(s) 1 Day(s)
MSE Exemption for Years of Experience and Turnover/ अनुभव के वर्षों से एमएसई छूट	No
Startup Exemption for Years of Experience and Turnover/ अनुभव के वर्षों से स्टार्टअप छूट	No
Document required from seller/विक्रेता से मांगे गए दस्तावेज़	Experience Criteria,Certificate (Requested in ATC) *In case any bidder is seeking exemption from Experience / Turnover Criteria, the supporting documents to prove his eligibility for exemption must be uploaded for evaluation by the buyer
Bid to RA enabled/बिड से रिवर्स नीलामी सक्रिय किया	Yes
RA Qualification Rule	H1-Highest Priced Bid Elimination
Type of Bid/बिड का प्रकार	Two Packet Bid
Time allowed for Technical Clarifications during technical evaluation/तकनीकी मूल्यांकन के दौरान तकनीकी स्पष्टीकरण हेतु अनुमत समय	2 Days
Payment Timelines	Payments shall be made to the Seller within 45 days of issue of consignee receipt-cum-acceptance certificate (CRAC) and on-line submission of bills (This is in supersession of 10 days time as provided in clause 12 of GeM GTC)
Evaluation Method/मूल्यांकन पद्धति	Total value wise evaluation

Bid Details/बिड विवरण**Financial Document Indicating Price Breakup Required/मूल्य दर्शाने वाला वित्तीय दस्तावेज ब्रेकअप आवश्यक है**

Yes

EMD Detail/ईएमडी विवरण

Required/आवश्यकता

No

ePBG Detail/ईपीबीजी विवरण

Required/आवश्यकता

No

Splitting/विभाजन

Bid splitting not applied/बोली विभाजन लागू नहीं किया गया.

MII Compliance/एमआईआई अनुपालन

MII Compliance/एमआईआई अनुपालन

Yes

MSE Purchase Preference/एमएसई खरीद वरीयता

MSE Purchase Preference/एमएसई खरीद वरीयता

Yes

1. Purchase preference to Micro and Small Enterprises (MSEs): Purchase preference will be given to MSEs as defined in Public Procurement Policy for Micro and Small Enterprises (MSEs) Order, 2012 dated 23.03.2012 issued by Ministry of Micro, Small and Medium Enterprises and its subsequent Orders/Notifications issued by concerned Ministry. If the bidder wants to avail the Purchase preference for services, the bidder must be the Service provider of the offered Service. Relevant documentary evidence in this regard shall be uploaded along with the bid in respect of the offered service. If L-1 is not an MSE and MSE Service Provider (s) has/have quoted price within L-1+ 15% of margin of purchase preference /price band defined in relevant policy, then 100% order quantity will be awarded to such MSE bidder subject to acceptance of L1 bid price. [OM No.1 4 2021 PPD dated 18.05.2023](#) for compliance of Concurrent application of Public Procurement Policy for Micro and Small Enterprises Order, 2012 and Public Procurement (Preference to Make in India) Order, 2017.

2. Estimated Bid Value indicated above is being declared solely for the purpose of guidance on EMD amount and for determining the Eligibility Criteria related to Turn Over, Past Performance and Project / Past Experience etc. This has no relevance or bearing on the price to be quoted by the bidders and is also not going to have any impact on bid participation. Also this is not going to be used as a criteria in determining reasonableness of quoted prices which would be determined by the buyer based on its own assessment of reasonableness and based on competitive prices received in Bid / RA process.

3. Reverse Auction would be conducted amongst all the technically qualified bidders except the Highest quoting bidder. The technically qualified Highest Quoting bidder will not be allowed to participate in RA. However, H-1 will also be allowed to participate in RA in following cases:

- i. If number of technically qualified bidders are only 2 or 3.

- ii. If Buyer has chosen to split the bid amongst N sellers, and H1 bid is coming within N.
- iii. In case Primary product of only one OEM is left in contention for participation in RA on elimination of H-1.
- iv. If L-1 is non-MSE and H-1 is eligible MSE and H-1 price is coming within price band of 15% of Non-MSE L-1
- v. If L-1 is non-MII and H-1 is eligible MII and H-1 price is coming within price band of 20% of Non-MII L-1

Additional Qualification/Data Required/अतिरिक्त योग्यता /आवश्यक डेटा

GEM Availability Report (GAR):[1708601163.pdf](#)

Scope of Work:[1708603769.pdf](#)

Service Level Agreement (SLA):[1708603776.pdf](#)

Payment Terms:[1708603781.pdf](#)

Any other Documents As per Specific Requirement of Buyer -1:[1708603787.pdf](#)

Pre Bid Detail(s)

Pre-Bid Date and Time	Pre-Bid Venue
26-02-2024 11:00:00	Bharat Heavy Electricals Limited Regional Operation Division, Vadodara C/20, BHEL Colony, Near Gayatri Nagar, Gotri Road, Vadodara - 390021

Custom Bid For Services - Government Approved Valuer (1)

Technical Specifications/तकनीकी विशिष्टियाँ

Specification	Values
Core	
Description /Nomenclature of Service Proposed for procurement using custom bid functionality	Government Approved Valuer
Regulatory/ Statutory Compliance of Service	YES
Compliance of Service to SOW, STC, SLA etc	YES
Addon(s)/एडऑन	

Additional Specification Documents/अतिरिक्त विशिष्टि दस्तावेज़

Consignees/Reporting Officer/परेषिती/रिपोर्टिंग अधिकारी

S.No./क्र. सं.	Consignee Reporting/Officer/प रेखिती/रिपोर्टिंग अधिकारी	Address/पता	The quantity of procurement "1" indicates Project based or Lumpsum based hiring.	Additional Requirement/अतिरिक्त आवश्यकता
1	Patel Vishal Ganpatbhai	390021,C-20, BHEL Township, Gayatri Nagar, Gotri, Vadodara	1	N/A

Buyer Added Bid Specific Terms and Conditions/क्रेता द्वारा जोड़ी गई बिड की विशेष शर्तें

1. Generic

OPTION CLAUSE: The buyer can increase or decrease the contract quantity or contract duration up to 25 percent at the time of issue of the contract. However, once the contract is issued, contract quantity or contract duration can only be increased up to 25 percent. Bidders are bound to accept the revised quantity or duration

2. Generic

Actual delivery (and Installation & Commissioning (if covered in scope of supply)) is to be done at following address

Bharat Heavy Electricals Limited Regional Operation Division, Vadodara C/20, BHEL Colony, Near Gayatri Nagar, Gotri Road, Vadodara - 390021

The Stop N Shop Plaza, Office No. 3, Offtel Tower No. 2, RC Dutt Road, Alkapuri Vadodara

The Stop N Shop Plaza, Office No. 3, Offtel Tower No. 2, RC Dutt Road, Alkapuri Vadodara

The Stop N Shop Plaza, Office No. 3, Offtel Tower No. 2, RC Dutt Road, Alkapuri Vadodara

The Stop N Shop Plaza, Office No. 3, Offtel Tower No. 2, RC Dutt Road, Alkapuri Vadodara

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3. Generic

Bidder financial standing: The bidder should not be under liquidation, court receivership or similar proceedings, should not be bankrupt. Bidder to upload undertaking to this effect with bid.

4. Generic

1. The Seller shall not assign the Contract in whole or part without obtaining the prior written consent of buyer.
2. The Seller shall not sub-contract the Contract in whole or part to any entity without obtaining the prior written consent of buyer.
3. The Seller shall, notwithstanding the consent and assignment/sub-contract, remain jointly and severally liable and responsible to buyer together with the assignee/ sub-contractor, for and in respect of the due performance of the Contract and the Sellers obligations there under.

5. Purchase Preference (Centre)

Purchase preference to Micro and Small Enterprises (MSEs): Purchase preference will be given to MSEs as defined in Public Procurement Policy for Micro and Small Enterprises (MSEs) Order, 2012 dated 23.03.2012 issued by Ministry of Micro, Small and Medium Enterprises and its subsequent Orders/Notifications issued by concerned Ministry. If the bidder wants to avail the Purchase preference, the bidder must be the manufacturer of the offered product in case of bid for supply of goods. Traders are excluded from the purview of Public Procurement Policy for Micro and Small Enterprises. In respect of bid for Services, the bidder must be the Service provider of the offered Service. Relevant documentary evidence in this regard shall be uploaded along with the bid in respect of the offered product or service. If L-1 is not an MSE and MSE Seller (s) has/have quoted price within L-1+ 15% of margin of purchase preference /price band defined in relevant policy, such Seller shall be given opportunity to match L-1 price and contract will be awarded for percentage of 100% of

total value.

6. **Service & Support**

AVAILABILITY OF OFFICE OF SERVICE PROVIDER: An office of the Service Provider must be located in the state of Consignee. DOCUMENTARY EVIDENCE TO BE SUBMITTED.

7. **Service & Support**

Dedicated /toll Free Telephone No. for Service Support : BIDDER/OEM must have Dedicated/toll Free Telephone No. for Service Support.

8. **Service & Support**

Escalation Matrix For Service Support : Bidder/OEM must provide Escalation Matrix of Telephone Numbers for Service Support.

9. **Certificates**

Bidder's offer is liable to be rejected if they don't upload any of the certificates / documents sought in the Bid document, ATC and Corrigendum if any.

10. **Past Project Experience**

Proof for Past Experience and Project Experience clause: For fulfilling the experience criteria any one of the following documents may be considered as valid proof for meeting the experience criteria:a. Contract copy along with Invoice(s) with self-certification by the bidder that service/supplies against the invoices have been executed.b. Execution certificate by client with contract value.c. Any other document in support of contract execution like Third Party Inspection release note, etc.**Proof for Past Experience and Project Experience clause:** For fulfilling the experience criteria any one of the following documents may be considered as valid proof for meeting the experience criteria:a. Contract copy along with Invoice(s) with self-certification by the bidder that service/supplies against the invoices have been executed.b. Execution certificate by client with contract value.c. Any other document in support of contract execution like Third Party Inspection release note, etc.

11. **Buyer Added Bid Specific ATC**

Buyer Added text based ATC clauses

Subject: Tender for Engagement of Government Approved Registered Valuers for Rental Assessment of BHEL Premises at Vadodara

BHEL a Government of India Undertaking incorporated under the Companies Act intends to engage **Government Approved Registered Valuer** to undertake the work of Rent Assessment (as detailed in scope of work hereunder) of the property located at Vadodara, Gujarat.

In this regard we invite proposals from Government Approved Registered Valuer (hereinafter referred to as "the valuer") to carry out rent assessment of the Property.

Instruction:

1. Bidders are advised to go through the tender document fully before submitting the tender
2. Bidder is free to visit the site during normal office working hours with prior appointment/information

Techno Commercial REQUIREMENT

The Qualifying Requirements for Bidder is as Follows:

S.N	Technical Qualifying Requirements PQR	Documents required
1	Bidder should be Government Approved Registered Valuer	Copy of valid registration certificate under IBBI
2	Bidder must have experience of "Rent assessment/ Valuation Of any immovable property in the last 7 years. Bidder must submit following number of work order/certificate from client and/or other document related to (a) Three contract of value not less than INR 5428 each or (b) Two contract of value not less than INR 6785 each or (c) One contract of value not less than INR 10856	Self-certified Photocopy of contract(s)/Work order/ letter from client
3	The Bidder should not have been blacklisted/ banned/suspended for business dealing by BHEL/Government of India/any undertaking of Government of India and nor should be associated with such party who have been banned for business dealing by BHEL/Government of India/any undertaking of Government of India/as on date of publication of NIT. The Bidder should NOT have been referred to NCLT and Interim Resolution Professional (IRP) is not appointed for initiating insolvency by NCLT proceedings against the bidder.	A self-certification and signed/stamped copy of NIT

Note: The bidders must satisfy all the PQR conditions 1 to 3 as stipulated above and submit necessary documents, failing which the offers of the bidders shall be summarily rejected. The price bid of only those bidders who qualify in the PQR bid, shall be considered for further processing. BHEL reserves the right to verify the authenticity of the documents.

SCOPE OF WORK

The scope of work of valuer is as follows:

1. Physical Inspection of the properties, Detailed analysis of properties from rent assessment point of view
2. Assess the rental value of the properties
3. Rent Assessment Report of the Property
4. Validity of rental assessment should be at least 12 month from date of report.

The work is to be commenced immediately after receipt of work order and should be completed in all respects within 15 days of order/communication from BHEL. BHEL has right to decide the priority in respect of premises to be assessed for rental value.

The Valuer shall be responsible for liaison with local agencies and payment of fee, expenses, etc. in connection with getting the information that is required for rent assessment. No extra charges will be payable apart from value+tax quoted in bid. In case BHEL raises any queries, same shall be answered and resolved by the valuer, without any charges.

The Valuer shall provide one set of the Report in Original duly signed by the valuer with his seal. The Report shall also contain the following points amongst others:

- a. All details of property.

- b. Property Address (Survey/ CTS / Patta /etc)
- c. Latest government guideline value along with supporting document.
- d. Cost comparison with latest CPWD/local authorities rates, wherever constructions are valued
- e. Fair market rental value etc.
- f. Rental Assessment
- g. Detailed basis, parameters, methods etc. adopted by the valuer for arriving the rental value
- h. Residual Life of Building
- i. Rent Assessment Methods adopted & justification for methodology adopted.
- j. References and Mode of Measurement.
- k. Rates adopted and consideration for adoption of rates
- l. Undertaking regarding any relation with asset or its owner
- m. Transport and other amenities availability.
- n. Any adverse features to be mentioned affecting value like limitation and constraints, if any.
- o. Alternative use / potential possibility/ business prospects.
- p. Any other relevant information bidder would like to add.
- q. Inventory, fitting and fixtures in premises
- r. Location plan
- s. Photographs

In addition to one original hard copy of the Report, a soft copy of original Report (Colour Scan) is to be given.

EVALUATION CRITERIA: The offers will be evaluated on the basis of the total price basis as in the price bid. Price bid of only technically qualified bidder will be opened. RA will be conducted on GEM. The qualified bidder who quotes lowest after RA, will be referred as L1 and called for further process. Order will be placed on one party only. Price Bid/offer shall be firm and valid for 90 days.

PAYMENT TERMS

1. No Advance payment will be made.
2. All the payments shall be released in INR in line with the prices finalized in the Contract.
3. Payment will be paid as per actual. For example, if valuer completes the rent assessment for particular premises (say premise 1) and not other premises, then payment as per quotation for that particular premises (say premise 1) will be made as actual and payment will not be made for other premises for which valuer has not done rent assessment.
4. **100% Payment of relevant schedule of Price bid schedule including GST on 100% invoice value will be paid after satisfactory completion of work**
5. Pakka bill with GST number is must. The bill should be in name of BHEL bearing GST No. 24AAACB4146P2Z. The GST no of contractor should also be written on the bill. The GST amount would be released once it is reflected on GST portal.
6. Payment will be made online through NEFT/RTGS to contractor bank account within 30 days of submission of bill and its verification. Successful bidder must give bank details for NEFT/RTGS in prescribed format.
7. In case the project is cancelled/withdrawn (because of any reason or circumstances), no amount will be paid.

Other conditions

1. If any time, any questions, disputes or differences what so ever arising out of or in any way concerning the contract between BHEL and the Contractors, the same shall be referred to the sole arbitrator i.e. General Manager, BHEL, ROD, Mumbai or nominee appointed by BHEL.

ointed by him in writing. The award of the arbitrator shall be final and binding on both the parties. The Courts at Delhi shall have exclusive jurisdiction over any matter arising out of or in connection with this contract.

2. BHEL shall have the right to cancel the contract for unsatisfactory performance. If the contractor fails or neglects or refuses to observe / perform any of the terms and conditions / obligation of or under the contract BHEL may without prejudice to any other right terminate the contract by giving 15 days notice in writing.
3. Bidder shall not reveal/share the rent assessments and/or any information of BHEL premises and other details to anyone, without prior written approval of BHEL.
4. The Contractor shall indemnify and keep indemnified BHEL all losses, claims etc. arising out of any of his acts or out of the acts of his employees or agent during the currency of the contract.
5. Sub-contracting/Subletting is not allowed.

Letter of compliance

To,

Bharat Heavy Electricals Limited

Regional Operation Division, Vadodara

C/20, BHEL Colony, Near Gayatri Nagar,

Gotri Road, Vadodara - 390021

Sub : Letter of compliance

Dear Sir,

With reference to your above tender, we have carefully read and understood the tender terms & conditions and hereby confirm that all the terms and conditions of your above tender are acceptable to us and our offer is based on the same.

In view of the above confirmation, any deviation mentioned by us anywhere in the tender is not valid and is to be ignored by BHEL while finalizing the Tender.

Further, it is also confirmed that we have submitted the price bid in your price bid format only without any deviations / conditions. In case, any deviation is observed in the financial bid the same is not be entertained / considered by BHEL.

We hereby declare and confirm that we have visited the properties and acquired full knowledge and information about the site condition.

We are aware and now conversant with local site conditions / Route feasibility to site/Local social issues/Local labour issues/ Work Culture/ Weekly holidays/ festivals Holidays, etc.

We state that there is availability of adequate experienced trained manpower for deployment for the job

We state that none of our officials is related to board member or employees of BHEL.

We state that there is no legal case/litigation in any court of law is pending/convicted/initiated against us. We have not been referred to NCLT and Interim Resolution Professional (IRP).

We state that we are blacklisted/holiday listed/ banned/suspended for business dealing by BHEL/Government of India/any undertaking of Government of India and we are not associated with party who have been blacklisted/holiday listed/ banned/suspended for business dealing by BHEL/Government of India/any undertaking of Government of India/as on date of publication of NIT.

We state that we will follow all local laws / acts / rules prevailing during execution of job and indemnify BHEL from any mishap / claims while undertaking the work.

The above information is true and correct and we will not raise any claim of any nature due to lack of knowledge of site conditions.

Thanking you,

Yours faithfully,

Name/Signature of the signatory and Stamp.

To,

BHEL ROD VADODARA

Subject: Application of bidder

We certify the following and we wish to apply for Tender

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Sl. No.	Particular	Remark
1	Name of Agency/Valuer Address of Agency/Valuer Contact details (email and phone) of Agency/Valuer	
2	PAN, Card, GST certificate,	PAN : _____ (copy enclosed) GST No : _____ (Copy enclosed)
3	Has Agency/Valuer done Rent Assessment of immovable property earlier	Yes/No If Yes, please submit the relevant documents as a proof.

4	Is Agency/Valuer , Government Registered Approved Valuer under IBBI?	Yes/No If Yes, please submit the relevant documents as a proof.
5	Payment will be made Online (NEFT/ RTGS), after completion of work. No advance payment will be done.	Agreed
6	Dully signed and stamped Rent Assessment Report will be submitted within 15 days of issue of work order/ communication from BHEL	Agreed
7	Brief profile and any other relevant information about bidder	Enclosed

Sign:

Stamp:

Name of Agency/Valuer: _____

Price Bid

To,

BHEL,ROD, vadodara

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Sl. No.	Particular	Quotation in Rs. Lumpsum Charges in Rs for carrying out rental assessment for BHEL Premises including site visit, documentation, reports and other connected charges including queries.
1	Premises 1 (Office Space) The Stop N Shop Plaza, Office No. 3, Offtel Tower No. 2, RC Dutt Road, Alkapuri Vadodara	
2	GST amount @ __ %	

	Total amount including GST	
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Sign :

Date:

Stamp/Name and address of Agency/Valuer: _____

12. Buyer Added Bid Specific Scope Of Work(SOW)

Text Clause(s)

Scope of Work

It is mentioned in ATC

Disclaimer/अस्वीकरण

The additional terms and conditions have been incorporated by the Buyer after approval of the Competent Authority in Buyer Organization, whereby Buyer organization is solely responsible for the impact of these clauses on the bidding process, its outcome, and consequences thereof including any eccentricity / restriction arising in the bidding process due to these ATCs and due to modification of technical specifications and / or terms and conditions governing the bid. Any clause(s) incorporated by the Buyer regarding following shall be treated as null and void and would not be considered as part of bid:-

1. Definition of Class I and Class II suppliers in the bid not in line with the extant Order / Office Memorandum issued by DPIIT in this regard.
2. Seeking EMD submission from bidder(s), including via Additional Terms & Conditions, in contravention to exemption provided to such sellers under GeM GTC.
3. Publishing Custom / BOQ bids for items for which regular GeM categories are available without any Category item bunched with it.
4. Creating BoQ bid for single item.
5. Mentioning specific Brand or Make or Model or Manufacturer or Dealer name.
6. Mandating submission of documents in physical form as a pre-requisite to qualify bidders.
7. Floating / creation of work contracts as Custom Bids in Services.
8. Seeking sample with bid or approval of samples during bid evaluation process.
9. Mandating foreign / international certifications even in case of existence of Indian Standards without specifying equivalent Indian Certification / standards.
10. Seeking experience from specific organization / department / institute only or from foreign / export experience.
11. Creating bid for items from irrelevant categories.
12. Incorporating any clause against the MSME policy and Preference to Make in India Policy.
13. Reference of conditions published on any external site or reference to external documents/clauses.
14. Asking for any Tender fee / Bid Participation fee / Auction fee in case of Bids / Forward Auction, as the case may be.

Further, if any seller has any objection/grievance against these additional clauses or otherwise on any aspect of this bid, they can raise their representation against the same by using the Representation window provided in the bid details field in Seller dashboard after logging in as a seller within 4 days of bid publication on GeM. Buyer is duty bound to reply to all such representations and would not be allowed to open bids if he fails to reply to such

representations.

This Bid is governed by the [General Terms and Conditions/सामान्य नियम और शर्तें](#), conditions stipulated in Bid and [Service Level Agreement](#) specific to this Service as provided in the Marketplace. However in case if any condition specified in General Terms and Conditions/सामान्य नियम और शर्तें is contradicted by the conditions stipulated in Service Level Agreement, then it will over ride the conditions in the General Terms and Conditions.

In terms of GeM GTC clause 26 regarding Restrictions on procurement from a bidder of a country which shares a land border with India, any bidder from a country which shares a land border with India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. While participating in bid, Bidder has to undertake compliance of this and any false declaration and non-compliance of this would be a ground for immediate termination of the contract and further legal action in accordance with the laws./जेम की सामान्य शर्तों के खंड 26 के संदर्भ में भारत के साथ भूमि सीमा साझा करने वाले देश के बिडर से खरीद पर प्रतिबंध संबंध में भारत के साथ भूमि सीमा साझा करने वाले देश का कोई भी बिडर इस निविदा में बिड देने के लिए तभी पात्र होगा जब वह बिड दे वाला सक्षम प्राधिकारी के पास पंजीकृत हो। बिड में भाग लेते समय बिडर को इसका अनुपालन करना होगा और कोई भी गलत घोषणा किए जाने पर इसका अनुपालन न करने पर अनुबंध को तत्काल समाप्त करने और कानून के अनुसार आगे की कानूनी कार्यवाई का आधार होगा।

---Thank You/धन्यवाद---