



भारत हैवी इलेक्ट्रिकल्स लिमिटेड

Bharat Heavy Electricals Limited

Regional Operation Division, Mumbai

14th Floor, World Trade Centre-1, Cuffe Parade, Colaba, Mumbai -400005.

Phone: 022-22171222, 301, 203

To,
M/s _____

Dear Sir/Madam,

Ref: RE/MUM/HRD/T-F32 Maker/Valuation dt.22.04.2022

Subject: Tender for Engagement of Government Approved Registered Valuers for valuation of BHEL Property (F32, Maker Tower, Colaba, Mumbai-05)

BHEL a Government of India Undertaking incorporated under the Companies Act intends to engage **Government Approved Registered Valuers** to undertake the work of Valuation (as detailed in scope of work hereunder) of the property Office no. 32, on the Third Floor, Tower 'F', in the building known as "MAKER TOWER 'F' PREMISES Co-operative Society Limited", situated at Cuffe Parade, Bombay-400 005 (hereinafter referred to as "the property")

In this regard we invite proposals from Government Approved Registered Valuers (hereinafter referred to as "the valuers") to carry out valuation of the Property.

Other Details and Contact Persons:

Sno	Name and Address	Phone Nos. & Email
1.	BHEL ROD Mumbai address and contact for coordination for tender Mr. Sarin Sondawale, Manager HR Mr. Prakash Salvi, Sr. Executive HR	Ph No. 022- 22171222/242, 9999743756 Email: sarin@bhel.in Ph No. 022- 22171255/242, 9930660009 Email : salvi@bhel.in
2.	Date and time of submission of bid	02.05.2022 (3pm)
3.	The bids must reach following address	Tender box, 15 th Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05

Instruction:

- I. Take print of this entire tender documents.
- II. Fill the required details.
- III. Fill best possible competitive price in format given
- IV. Sign and stamp on each page.
- V. Attach proof of being Government Approved Registered Valuer
- VI. Attach the work order/document wrt valuation done for other organizations, preferably Government Organization
- VII. Put all these documents in one envelope and seal it
- VIII. Write "Bid for Property Valuation –F32 Maker" on top on envelope
- IX. Write name of agency and contact details on bottom of envelope
- X. Submit the sealed envelope to above address by **02.05.2022 (3pm)**

Techno Commercial REQUIREMENT

The Qualifying Requirements for Bidder is as Follows:

S.No.	Qualifying Requirements	Documents required
1	Technical Criteria	
1	Bidder should be registered with IBBI or registered under section 34AB of wealth Tax Act or IT Deptt	Self-certified copy of valid registration certificate
2	Bidder must have experience of "VALUATION OF LAND & BUILDING or REAL ESTATE " in the last 7 years for clients like PSBs, Private banks, Financial Institutions, Large Corporates, PSUs, Govt./Semi Govt. Bidder must submit at least work order/certificate from client and/or other document related to (a) Three contract of value not less than INR 17500 each or (b) Two contract of value not less than INR 22000 each or (c) One contract of value not less than INR 35000	Self-certified Photocopy of contract(s) on bidder
3	The Bidder should not have been banned/suspended for business dealing by BHEL/Government of India/any undertaking of Government of India and nor should be associated with 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

Note:

1. 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 (Section I), shall be considered for further processing.
2. BHEL reserves the right to verify the authenticity of the documents.

SCOPE OF WORK

The scope of work would be as under:

The scope of work of valuer is as follows:

1. Physical Inspection of the properties, Detailed analysis of property from valuation point of view
2. Assess the Fair Market Value, stressed market value, rental value of the property.
3. Valuation Report of the Property.

The work is to be commenced immediately after receipt of work order and should be completed in all respect within 15 days.

The Valuer shall obtain market value/ fair value and government guideline/ circle/ index/ ready reckoner value of the properties advise BHEL on the valuation which would help BHEL in deciding the reserve price for the sale.

The Valuer shall be responsible for payment of fee, charges, expenses, etc. in connection with

identifying and the information that is required for valuing the assets.

The Valuer shall provide one set of valuation Report in Original duly signed by the valuer with his seal along with a proof of Government Approval of his empanelment as Valuer. The Valuation Report shall inter-alia contain the following points amongst others:

- a. All details of property.
- b. Property Address (Survey/ CTS / Patta /etc)
- c. Property owner / Applicant Valuation Report requesters name
- d. Specification in brief Tenure of land :
- e. Latest government guideline value along with supporting document.
- f. Cost comparison with latest CPWD rates, wherever constructions are valued
- g. Fair market value, realizable value, forced sale value, rental value etc.
- h. Detailed basis, parameters, methods etc. adopted by the valuer for arriving the valuation, depreciation, discounts etc.
- i. Residual Life of Building
- j. Valuation Methods adopted & justification for methodology adopted.
- k. References and Sale instances (Sources of Sale Instances) Mode of Measurement.
- l. Rates adopted and consideration for adoption of rates
- m. Undertaking regarding any relation with asset or its owner
- n. Transport and other amenities availability.
- o. Any adverse features to be mentioned affecting value like limitation and constraints, if any.
- p. Alternative use / potential possibility/ business prospects.
- q. Any other relevant information bidder would like to add.
- r. Location plan
- s. Photographs
- t. Date of Valuation.

In addition, one original hard copy of valuation Report , a soft copy of original valuation Report (Colour Scan) should be given.

EVALUATION CRITERIA: The offers will be evaluated on the basis of the total price basis (Ref Price Bid) as shown in the price bid. The qualified bidder who quotes lowest, will be referred as L1 and called for further process.

PAYMENT TERMS

No Advance payment will be made.

All the payments shall be released in INR in line with the prices finalized in the Contract.

100% Payment of relevant schedule of Price bid schedule including GST on 100% invoice value will be paid after satisfactory completion of work

Pakka bill with GST number is must. The bill should be in name of BHEL bearing GST No. 27AAACB4146P1ZF. 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.

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.

In case the project is cancelled/withdrawn (because of any reason or circumstances), no amount will be paid.

Letter of compliance

Tender Ref: RE/MUM/HRD/T-F32 Maker/Valuation dt.22.04.2022

To,
M/s Bharat Heavy Electricals Limited,
14/15th Floor, World Trade Centre-1,
Cuffe Parade, Mumbai –5

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 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,
World Trade Centre, Cuffe Parade, Colaba.

Subject: Application of bidder

**We certify the following and we wish to apply for said tender Ref: RE/MUM/HRD/T-F32
Maker/Valuation dt.22.04.2022**

Sl. No.	Particular	Remark
1	Name of Agency/Valuer Address of Agency/Valuer	
2	Has Agency/Valuer done valuation of immovable property earlier	Yes/No If Yes, please submit the relevant documents as a proof.
3	Is Agency/Valuer , Government Registered Approved Valuer?	Yes/No If Yes, please submit the relevant documents as a proof.
4	Payment mode: Online	Agreed
5	Dully signed and stamped Valuation Report will be submitted within 10 days of issue of work order.	Agreed

Sign :

Stamp:

Name and address of Agency/Valuer: _____

Price Bid for

Tender Ref: RE/MUM/HRD/T-F32 Maker/Valuation dt.22.04.2022

To,

BHEL,

World Trade Centre, Cuffe Parade, Colaba.

Subject: Quotation for Valuation of F32, Maker Tower

Sl. No.	Particular	Remark
1	Lump sump Charges for valuation report for F32, Maker Tower including site visit, documentation, and other connected charges	Amount in figure: _____ (without Tax) Amount in words: _____ _____ (without Tax)

Taxes will be extra.

Sign :

Date:

Stamp/Name and address of Agency/Valuer: _____