



भारत हैवी इलेक्ट्रिकल्स लिमिटेड

Bharat Heavy Electricals Limited

**Regional Operation Division, Mumbai**

14<sup>th</sup> Floor, World Trade Centre-1, Cuffe Parade, Colaba, Mumbai -400005.

Phone: 022-22171222, 228, 242

To,  
M/s \_\_\_\_\_  
\_\_\_\_\_

Dear Sir/Madam,

**Subject: Tender for Engagement of Government Approved Registered Valuers for valuation of BHEL Premises in WTC (14<sup>TH</sup> & 15<sup>TH</sup> Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-05)**

BHEL a Government of India Undertaking incorporated under the Companies Act intends to engage **Government Approved Registered Valuer** to undertake the work of Valuation (as detailed in scope of work hereunder) of the property BHEL premises on 14<sup>th</sup> and 15<sup>th</sup> Floor, in the building known as "World Trade Centre-1", situated at Cuffe Parade, Colaba Mumbai-400 005 (hereinafter referred to as "the property or premises")

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

Bidder(s) can download the tender documents from [www.bhel.com/tenders](http://www.bhel.com/tenders) till last date of bid submission. Any corrigendum to this tender will be published on this site.

#### Details

Sno	Items	Particular
1	Name of Work	Valuation of BHEL premises in WTC
2	Address of premises	14th and 15th Floor, World Trade Centre-, Cuffe Parade, Colaba Mumbai-400 005
3	Type of Contract	Works
4	Tender ref no and date	RE/MUM/HRD/WTC/Valuation dt.13.10.2023
5	Last Date and time of submission of bid	20.10.2023 ( 10 am)
6	Date and time of opening of technical bid	20.10.2023 ( 10.30 am)
7	Date and time of opening of price bid	Will be informed to technically qualified bidder in future date
8	The bids must reach following address	Tender box, 15th Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05
9	Tender documents are available on	<a href="http://www.bhel.com/tenders">www.bhel.com/tenders</a> ; <a href="http://www.eprocure.gov.in">www.eprocure.gov.in</a>
10	BHEL ROD Mumbai address and contact for coordination for tender Mr. Sarin Sondawale, Sr.Manager HR Mr. Puran Bankoliya, Dy. Engineer HR	Ph No. 022- 22171222/242, 9999743756 Email: <a href="mailto:sarin@bhel.in">sarin@bhel.in</a> Ph No. 022- 22171228/242, 8667553292 Email: <a href="mailto:puranbankoliya@bhel.in">puranbankoliya@bhel.in</a>

#### Instruction:

1. Bidders are advised to go through the tender document fully before submitting the dully filled tender in tender box for Techno-commercial bid (Part I) and Price bid (Part II).
2. Bidder is free to visit the site during normal office working hours with prior appointment/information
3. Take print out of this entire tender documents.

4. Fill the required details.
5. Fill best possible competitive price in format given
6. Attach proof of being Government Approved Registered Valuer
7. Attach the work order/document wrt valuation done for client.
8. Make the envelope as under

**8.1 Envelope 1** (write **Technical bid for Property Valuation – BHEL Premises in WTC** ).

It should contain

- a. Proof of being Government Approved Registered Valuer
- b. Latest Word order /completion certificate/letter of client with mention of work value
- c. Pan card, GST, brief profile of bidder
- d. Signed and stamp copy of NIT all pages ( pages 1 to 7) including blank/unquoted price bid

**8.2 Envelope 2** (write **Price bid for Property Valuation – BHEL Premises in WTC**).

It should contain

- a. filled price bid, with sign and stamp
- (please take print of page 8 of this NIT separately, fill the price bid, sign/stamp, and put it in Envelope 2)

**8.3 Envelope 3** (write **Bid for Property Valuation – BHEL Premises in WTC**).

It should contain

- a. sealed envelope 1
- b. sealed envelope 2

9. Write name of agency and contact details on bottom of each envelope.
10. Please ensure sign and stamp on each page
11. Submit the sealed envelope 3 to the address by 20.10.2023 (10am)  
(address is Tender box, 15<sup>th</sup> Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05)

**Part 1**

**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 of IBBI or under section 34AB of wealth Tax Act or IT Deptt or other relevant document
2	Bidder must have experience of "VALUATION OF LAND or BUILDING or REAL ESTATE or any immovable property " in the last <b>7 years</b> . 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 <b>6200</b> each <b>or</b> (b) Two contract of value not less than INR <b>7750</b> each <b>or</b> (c) One contract of value not less than INR <b>12400</b>	Self-certified Photocopy of contract(s)/Work order/ letter from client
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, 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 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) is to be given.**

**EVALUATION CRITERIA:** The offers will be evaluated on the basis of the total price basis as shown in the price bid. Price bid of only technically qualified bidder will be opened. The qualified bidder who quotes lowest, 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. In case of discrepancy between words and figure in price bid, the value quoted in words will be considered.

**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. 100% Payment of relevant schedule of Price bid schedule including GST on 100% invoice value will be paid after satisfactory completion of work
4. 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.
5. 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.
6. 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 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 rights terminate the contract by giving 15 days notice in writing.
3. 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.
4. Sub-contracting/Subletting is not allowed.

Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023

**Letter of compliance**

Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023

To,

M/s Bharat Heavy Electricals Limited,  
14/15<sup>th</sup> 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.

Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023

To,

BHEL,

World Trade Centre, Cuffe Parade, Colaba.

**Subject: Application of bidder**

**We certify the following and we wish to apply for Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023**

Sl. No.	Particular	Remark
1	Name of Agency/Valuer Address of Agency/Valuer Contact details ( email and phone) 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 will be made Online (NEFT/RTGS), after completion of work.  No advance payment will be done.	Agreed
5	Dully signed and stamped Valuation Report will be submitted within 15 days of issue of work order.	Agreed

Sign :

Stamp:

Name of Agency/Valuer: \_\_\_\_\_

Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023

**Price Bid**

**Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023**

To,

BHEL,

World Trade Centre, Cuffe Parade, Colaba.

Sl. No.	Particular	Remark
1	Lump sump Charges for valuation for BHEL Premises (14TH & 15TH Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-05) including site visit, documentation, reports and other connected charges	Amount in figure: blank/unquoted (without Tax)  Amount in words: blank/unquoted ( without Tax)

Taxes will be extra.

Sign :

Date:

Stamp/Name and address of Agency/Valuer: \_\_\_\_\_

**Price Bid**

**Tender Ref: RE/MUM/HRD/WTC/Valuation dt.13.10.2023**

To,

BHEL,

World Trade Centre, Cuffe Parade, Colaba.

Sl. No.	Particular	Remark
1	Lump sump Charges for valuation for BHEL Premises (14TH & 15TH Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-05) including site visit, documentation, reports and other connected charges	Amount in figure in Rs.: _____ (without Tax)  Amount in words Rs.: _____ _____ (without Tax)

Taxes will be extra.

Sign :

Date:

Stamp/Name and address of Agency/Valuer: \_\_\_\_\_