



**THE STATE TRADING CORPORATION OF INDIA LTD**

(A GOVT. OF INDIA ENTERPRISE)

JawaharVyaparBhawan, Tolstoy Marg, New Delhi 110001

**BRANCH OFFICE:**

**"STC Trade Centre", 10-A, 6th Floor, No. 7/A, Nandini Layout Bangalore - 560096**

**CIN: L74899DL1956GOI002674**

**TENDER FOR APPOINTMENT OF VALUER FOR VALUATION OF VACANT LAND MORTGAGED TO STC MEASURING 2.59 ACRES COMPRISING IN PLOT NO. 99, 77, 63, 45 AND 99/323 SITUATED AT MOLLARBAR VILLAGE, DANKUNI, HOOGLY DISTRICT, NEAR TO DURGAPUR EXPRESSWAY(NH-02), WEST BENGAL.**

**Tender Ref. No. STC/BLR/DSLland/Valuer/00001/2019 DTD 06.03.2020**

**Access of Tender documents from 6.03.2020 11.00 AM up to 01.00 PM on 27.03.2020**

**Closing of the Tender: 27.03.2020 at 2.00 PM.**

**Opening of the Bids: 27.03.2020 at 2.30 PM. (Technical Bid only)**

**[www.stclimited.co.in](http://www.stclimited.co.in)&[www.eprocure.gov.in](http://www.eprocure.gov.in)**

## STC's Background

STC is a premier International Trading Company under Ministry of Commerce, Government of India. Undertaking exports, imports and domestic trading operations on behalf of Government of India as also for private Trade and Industry. In addition to its Corporate Office in New Delhi, it has 13 Branches/sub-branches including warehouses/installations spread throughout the country. STC wishes to ascertain the value of mortgaged property (Annexure I) at present market value.

Tender documents will be available on STC's website [www.stclimited.co.in](http://www.stclimited.co.in) and Government e-portal [www.eprocure.gov.in/eprocure](http://www.eprocure.gov.in/eprocure) for which the cost of tender documents i.e. Rs.500/- is to be deposited online in STC's bank account (A/c No.200000888095, Name of Bank: Indusind Bank, MG Road, Bengaluru, IFSC code: INDB0000008). The deposit details to be submitted along with bid/offer of the bidder. Otherwise, offer/bid will be rejected.

An Earnest Money Deposit (EMD) of Rs.5000/- (Rupees five thousand only) is to be deposited online in STC's bank account (A/c No.200000888095, Name of Bank: Indusind Bank, MG Road, Bengaluru, IFSC code: INDB0000008). The deposit details to be submitted along with the bid/offer. The EMD of unsuccessful bidder shall be refunded without any interest at the earliest opportunity after a decision is taken by STC on selection of the Valuer. The EMD of successful bidder shall be held as interest free Performance Guarantee, till the completion of work.

The bid should be submitted electronically.

Instructions for electronic submission of bids:

Bids against this tender shall be received only electronically through the e-procurement Portal of NIC (<http://eprocure.gov.in/eprocure/app>). No bids shall be accepted in hard copy or in any other form.

For submission of e-bids, bidders, if not registered, are required to get themselves registered with NIC's Central Public Procurement (CPP) Portal (<http://eprocure.gov.in/eprocure/app>) using Class-II / Class-III Digital Signature Certificate. All the details mentioned during registration / enrolment process should be correct / true. Bidders have to abide by all the terms and conditions mentioned during registration process.

The bidders are required to upload soft copies of all the relevant documents as mentioned below in **Pre-qualifications / Tender Evaluation Criteria along with the KYC details as per format enclosed in Annexure III.**

Bidders are advised in their own interest to submit the online bids well before the bid submission end date & time (as per Server System Clock of CPP). STC will not be responsible for any delay or the difficulties encountered during the submission of bids at the eleventh hour due to any technical or other problems.

For any queries relating to the process of online bid submission or queries relating to CPP Portal (<http://eprocure.gov.in/eprocure>), bidders may contact CPP Portal Helpdesk on Tel Nos. : 0120-4001005, 0120-4200462, 0120- 4001002 and 0120-6277787.

STC shall not be responsible for non-receipt / late receipt of the bid documents due to any reason whatsoever.

## **Scope of Work**

To arrive at fair market value of Vacant land mortgaged to STC located at PLOT NO. 99, 77, 63, 45 AND 99/323 SITUATED AT MOLLARBAR VILLAGE, DANKUNI, HOOGLY DISTRICT, NEAR TO DURGAPUR EXPRESSWAY(NH-02), WEST BENGAL, Kolkata.

### **Deliverables**

The selected valuer will submit a draft report within a period of Thirty (30) days from the date of award of work and punitive Late submission charge of 0.5% per week shall be levied.

The valuer shall submit a draft report to STC, for its comments, if any comments or corrections are suggested or instructed the same should be incorporated while finalizing the report. In any case the final report shall be submitted within 07 days from the date of draft report.

The bidder should ensure that the valuation report of the entire property located at Dankuni Village has to be done in totality. No part report will be allowed. Details of properties with location is attached as **Annexure-I**.

### **Payment Terms**

No advance payment will be paid at the beginning of the work.

The payment shall be made within 30 days of the submission of final report to the satisfaction of STC.

The price quoted shall be inclusive of all applicable Taxes, including GST and other charges, if any.

STC shall deduct all applicable taxes while releasing payments to the selected valuer.

### **Pre-qualifications / Tender Evaluation Criteria**

The bidder should currently be a Government Approved Valuer, should be in compliance with provision of Section 247 of the Companies Act – 2013 and the Rules framed therein, i.e., Companies (Registered Valuers and Valuation) Rules, 2017 and also any other relevant Government mandated rules & regulations and any other registration requirements applicable to undertake the valuation of immovable properties. To confirm this, a declaration must be uploaded by the valuer.

The bidder should be empanelled with PSUs/Govt. Departments/Govt Banks/State Govt./Govt Autonomous bodies, and should have valued property/assets of at least one of Government /State Government / Public Sector Undertaking/Govt Autonomous bodies in the last two years.

The bidder should be in the business of Real Estate Valuation continuously at least for the last 5 years.

The bidder should have valid PAN No. and GST No.

Preferential Purchase Policy 2012 issued by the Government of India for the bidders registered with MSME / SME / NSIC will be followed. Such bidders need to ensure that MSME/NSIC/ SME registration certificate to be uploaded if the bidders wants to avail preferential purchase policy 2012.

Self-attested copies of all the documentary evidence including the experience of 5 years as mentioned above should be uploaded electronically for the purpose of pre-qualification and technical evaluation.

The bidder has to submit the KYC compliance as per the format enclosed in Annexure III.

## **Evaluation Process**

The selection will be made in a two-step process. Firstly, technical bids will be opened and evaluated by a Committee of members nominated by the Branch Manager, STC Bangalore.

Financial Bids of only those bidders will be opened who qualify in the technical evaluation and who have furnished the required EMD. Time and date of opening of financial bids shall be informed separately to the technically qualified bidders.

## **Other Terms & Conditions**

Offers should be valid for a period of 60 days from the last date of receipt of Bids.

Any offer received after the prescribed deadline will be rejected. Conditional offers are liable to be rejected.

STC reserves the right to change or cancel the requirements at any time or reject any or all offers, wholly or partly, without assigning any reason whatsoever.

Offers received without EMD amount shall be summarily rejected and no further correspondence shall be entertained in this regard.

The selected valuer shall confirm its acceptance within two (02) days from the date of award of the work, failing which the EMD amount will be forfeited.

Fee quoted should be inclusive of all costs, taxes, duties, travel, out of pocket expenses etc.,

Rates offered by the bidders in Financial Bid shall be mentioned both in word and figures, otherwise the offer will be rejected summarily. In case of any variation in the words and figures, the rates in words shall be considered as offered rate.

STC may seek submission of further clarification or documents at any stage of the tender process including verification with original documents.

If at any stage the information furnished by the bidder is found to be false, not only he will be debarred from participating in the tender but also his EMD will be forfeited, besides suitable action will be taken against him, which STC's competent authority may deem fit including Blacklisting or recommendation for blacklisting to various Ministries/Authorities.

All pages of supporting documents including STC's tender documents shall be signed and stamped. The scanned copy of the same should be uploaded on the e-portal.

Bidders against whom complaints have been registered with CBI, serious fraud investigation cell and court(s) and are blacklisted by any bank, PSUs, Government Agency and other agency are not eligible and need not apply. To this effect, an undertaking should be uploaded by the bidder.

If the successful bidder does not complete the work assigned in due time, in such case STC may at its engage any other valuer to complete the remaining work at the cost and expenses of such successful bidder. STC reserves the right to forfeit the EMD and / or de-barring the bidder for any business with STC for a period of 03 years.

The successful bidder shall execute a formal agreement within a maximum period of 10 days from date of award as per STC's format.

The bidder shall submit only un-conditional Price Bid/Financial Bid/Bill of Quantities(B.O.Q) – Instruction as per Annexure-IV.

**Confidentiality:**

Information relating to evaluation of proposals offer/bid and recommendations concerning award of work shall not be disclosed to the bidders submitting the proposals or to other persons not officially concerned with the process, until the contract/Letter of Award is entered into with the selected valuer.

**Sub-contracting:**

No sub-contracting by selected bidder shall be accepted. Any sub-contracting shall be treated as breach of the terms and conditions of this tender or any subsequent agreement, as the consequence of which the security deposit, if any, shall be forfeited in addition to right of termination of the contractual relations with such applicant at the sole discretion of STC.

**Applicable law and jurisdiction:**

The tender will be referred to or contested before laws and procedures established by the Government of India, within the framework of applicable legislation and enactment made from time to time. All the legal disputes between the parties shall be referred to the courts/tribunals/forums situated in Bangalore which shall have the exclusive jurisdiction to entertain such disputes.

**Ownership of tender documents and information therein:**

All documents uploaded by the bidder relating to this tender will become the property of STC upon submission. Where the bidder believes that information provided in response to this tender is, or should be kept confidential; or disclosure of this information would unreasonably affect the bidder business affairs, notice is to be given at the time of delivery of the information or documents by clearly marking such information 'confidential'. In so far as is practicable, STC will give effect to the bidder's stated wishes, and requests for access to such information will be determined under the RTI Act.

**Disclaimer:**

The issue of this document does not in any way commit or otherwise obliges STC to proceed with all or any part of the tender process. This tender does not establish any contractual obligations between STC and Prospective bidder/valuer. STC may, at its absolute discretion, elect to abandon any part or whole of the process without giving prior notice to the Prospective bidder/valuer. STC reserves the right to consider any offer at any point of time without assigning any reasons whatsoever.

**Indemnity:**

The valuer will indemnify STC of all legal/other obligations of himself and its professionals/employees.

STC also stands absolved of any liability on account of fraud or breach of trust caused by the Valuer, its employees and also for any damages or compensation due to any dispute between the Valuer and its employees causing thereby any damages affecting the scope of work or the award as given to the successful bidder.

STC shall also be indemnified from any act or any factual concealment causing thereby damages or any legal proceedings against STC by any third party OR any information given by the valuer in terms of the

scope of work and the award which is in the nature being misleading, factual incorrect, or in any manner conflicts or given against the interest of the STC or which unable the STC to achieve and arrive at its requirement given under this tender. Valuer also undertakes to keep STC harmless and indemnified from any loss or costs resultant from any decree/order/award obtained against the Valuer having tendency to be enforced against the STC. Also, the STC shall be indemnified, from any consequential action taken by STC in order to protect its interest or in order to defend any suit or legal action for itself or for on behalf of Valuer, to the extent of Money awarded against/Damages imposed or any other legal obligation directed upon the STC including cost/legal expenses/interest imposed thereupon.

For any other further clarification, contact:

1. Spartacus Nakka, Manager  
The STC of India Limited, No 607/A, North Block, Raghavratna Towers, Fateh Maidan lane, Mahesh Nagar Colony, Abids, Hyderabad-500001 email:Hyderabad@stclimited.co.in, [Spartacus@stclimited.co.in](mailto:Spartacus@stclimited.co.in) Mob:9000966754
2. Rajinder Kumar  
"STC Trade Centre", 10-A, 6th Floor, No. 7/A, Nandini Layout Bangalore - 560096, INDIA.  
Phone: +91-80-23198801, 23198810 Fax: +91-80-23198800 E-mail : bangalore@stclimited.co.in

**TECHNICAL BID**

The Branch Manager,  
The State Trading Corporation of India limited,  
"STC Trade Centre", 10-A, 6th Floor, No. 7/A,  
Nandini Layout Bangalore - 560096,

**Sub: Appointment of valuer for valuation of immovable properties.**

Sir,

Reference Tender Notice No. STC/BLR/Valuation/00001/2019 Dated: 19.12.2019 issued by STC, we submit below our technical bid in response to the announcement.

**(1) Organisation's Information:**

- a) Organisation's Name: \_\_\_\_\_
- b) Contact person's name: \_\_\_\_\_
- c) Office Address: \_\_\_\_\_
- d) Telephone/Mobile No.: \_\_\_\_\_
- e) Fax No.: \_\_\_\_\_
- f) Email: \_\_\_\_\_
- g) Website: \_\_\_\_\_

**2). Bank Details of the organization:**

Name of Account Holder \_\_\_\_\_  
Name of Bank \_\_\_\_\_  
Bank Address \_\_\_\_\_  
Account No. \_\_\_\_\_  
Type of Account \_\_\_\_\_  
MICR Code \_\_\_\_\_  
IFSC Code \_\_\_\_\_

**3). List of Assignments.**

S. No.	Name of Institutions for which the assignment has been done	Year	Valuation of Real Estate

**4). List of Enclosures:-**

- a)
- b)

We have deposited Earnest Money Deposit (EMD) of Rs.5000/- as per the following details:

UTR No.: \_\_\_\_\_  
Date of Deposit: \_\_\_\_\_  
Name of Bank: \_\_\_\_\_  
Branch: \_\_\_\_\_

We agree to abide by all the terms & conditions contained in STC's above referred announcement.

The Financial Bid for appointment as valuer for valuation of STC's properties has been uploaded separately.

Yours faithfully,

(Authorized Signatory)

Name \_\_\_\_\_

Company Seal \_\_\_\_\_

Encl: as above.



DETAILS OF VACANT LAND MORTGAGED TO STC

Place	Location of the Property	Description of the Property	Area
DANKUNI VILLAGE, KOLKATA	MOUZA MOLLERBER J.L. 22, P.S. DANKUNI R.S & L.R. PLOT NOS. <b>45,63,77,99 &amp; 99/323</b>	VACANT LAND PARCELS TOTAL ADMEASURING 2.59 ACRES COMPRISING IN PLOT NO. 99, 77, 63, 45 AND 99/323 SITUATED AT MOLLARBAR VILLAGE, DANKUNI, HOOGLY DISTRICT, NEAR TO DURGAPUR EXPRESSWAY(NH-02), WEST BENGAL.	<b>DAG NO. 77 (F) = 115 SATAK</b> (TOTAL 115 SATAK)  <b>DAG NO. 54 (P) = 54 SATAK</b> (TOTAL 324 SATAK)  <b>DAG NO. 63 (P) = 25.75 SATAK</b> (TOTAL 618 SATAK)  <b>DAG No. 99 (P) = 45 SATAK</b> (TOTAL 318 SATAK)  <b>DAG NO. 99/323 (P) = 14.08 SATAK</b> (TOTAL 338 SATAK)

Note: STC would provide required documents available relating to properties to the successful bidders.

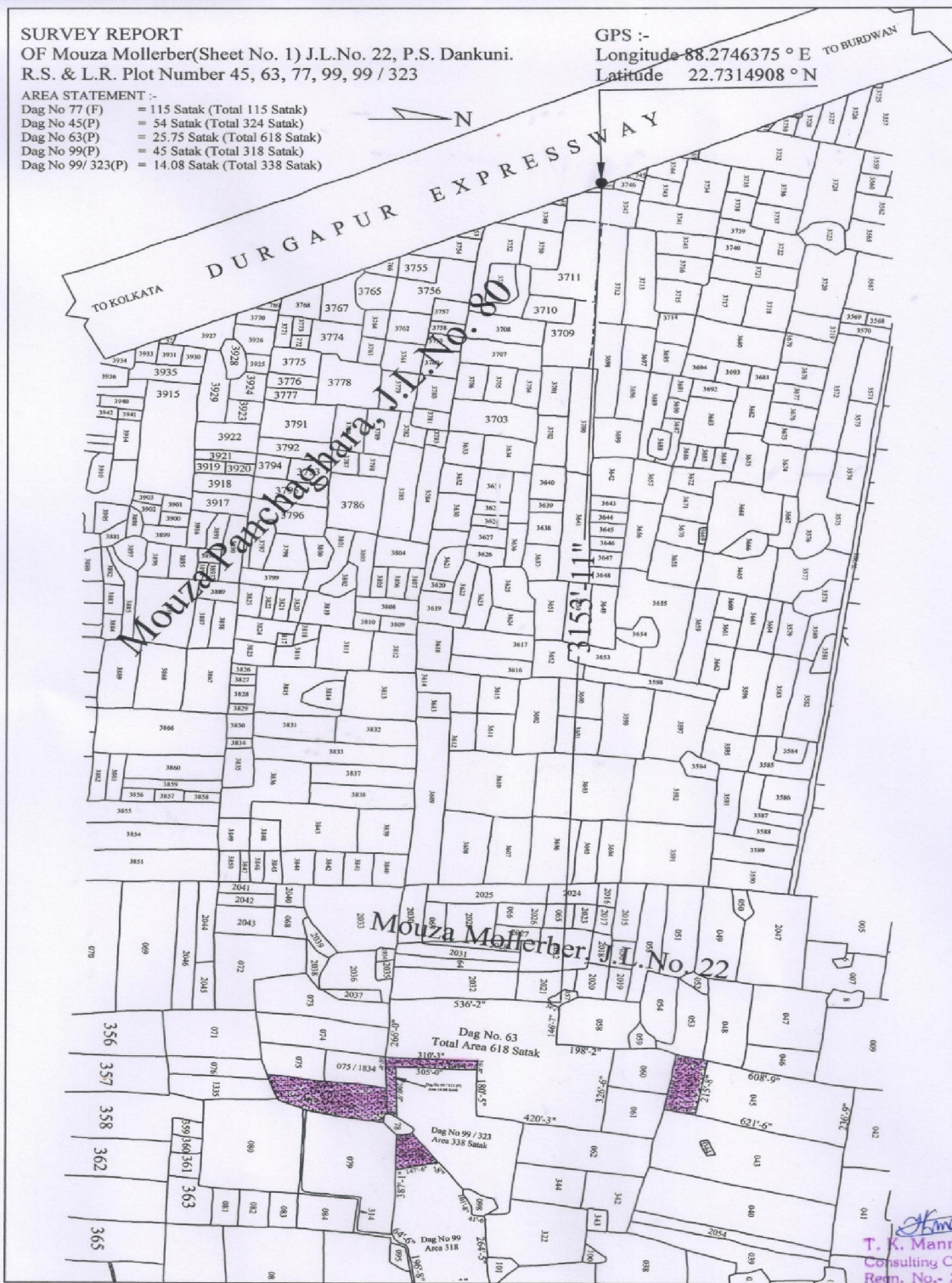
**Tender Ref. No. STC/BNG/VALUATION/00001/2020 DTD XX.XX.2019**

**DETAILS OF VACANT LAND MORTGAGED TO STC**

**SURVEY REPORT**  
 OF Mouza Mollerber(Sheet No. 1) J.L.No. 22, P.S. Dankuni.  
 R.S. & L.R. Plot Number 45, 63, 77, 99, 99 / 323

GPS :-  
 Longitude 88.2746375 ° E TO BURDWAN  
 Latitude 22.7314908 ° N

**AREA STATEMENT :-**  
 Dag No 77 (F) = 115 Satak (Total 115 Satak)  
 Dag No 45(P) = 54 Satak (Total 324 Satak)  
 Dag No 63(P) = 25.75 Satak (Total 618 Satak)  
 Dag No 99(P) = 45 Satak (Total 318 Satak)  
 Dag No 99/323(P) = 14.08 Satak (Total 338 Satak)



*T. K. Manra*  
**T. K. Manra, B.E.**  
 Consulting Civil Engg.  
 Regn. No.- 228-9495

## **Price Bid /Financial Bid/ Bill of quantities (B.O.Q.)**

### **Instruction for electronic Submission of Financial Bid:**

1. Procedure for filling of Price Bid Online :
  - a. BOQ (Price Bid) uploaded by STC to be used only for submission of price.
  - b. The BOQ template must not be modified/ replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the bidder name and price (all inclusive) only.
  - c. At the time of uploading of BOQ bidder, the file name for uploading the BOQ (Price Bid) should remain the same as it was downloaded from the CPP Portal.

Note-1: The price comparison shall be done on the basis of price quoted above.

2. Price quoted for the above Valuation work shall be inclusive of all applicable costs, taxes, duties, travelling, out of pocket expenses, GST, etc.
3. No other format of price submission shall be accepted.
4. The bidder is required to quote for the complete work, though STC reserves the right to award the work in full or in part.
5. The offer shall be valid for 60 days from the date of bid opening.
6. Leaving an unfilled entry in the price bid against any term shall mean as Zero cost and bid shall be evaluated accordingly.
7. KYC information has to be provided by the contractor before the execution of the agreement.

Note-2: Mentioning the price in the 'Technical Bid Form' will lead to rejection of the bid summarily.

**ANNEXURE III**  
**KYC Details as per below mentioned Format**

**KNOW YOUR CUSTOMER (KYC) FORM**

1.	Category	<input type="checkbox"/> Individual/Proprietary firm <input type="checkbox"/> Company <input type="checkbox"/> Trusts/Foundations <input type="checkbox"/> Partnership firm / LLP <input type="checkbox"/> Others (Pl. specify)	Passport size photograph of Individual/ Authorized Signatory, if any
1.	Name of the Individual including alias/ Proprietary Firm/ Company/ Trusts/ Foundations/Partnership firm		
2.	Permanent or Registered address  Landline Telephone (with STD code) Mobile No. Fax number E-mail		
3.	Principal Business address/es from which business is transacted  Landline Telephone (with STD code) Mobile No. Fax number E-mail Website		
4.	Names of Directors/Partners/Proprietor		
5.	Name of Authorized signatory/ies for signing documents relating to the transaction on behalf of the Company/firm.		Please provide copy of Board authorization in favour of authorized signatory in case of companies and specimen signatures of authorized signatory(ies) duly attested by their bankers along with partnership deed or letter of partnership as the case may be (in case of firms).
6.	IEC No. ( Not mandatory for individuals)		(Pl. attach copy)
7.	PAN No.		(Pl. attach copy)
8.	GST Registration No.		(Pl. attach copy)

I/We hereby declare that the particulars given herein above are true, correct and complete to the best of my/our knowledge and belief, the documents submitted in support of this Form KYC are genuine and obtained legally from the respective issuing authority. In case of any change in any of the aforementioned particulars, I/we undertake to notify you in writing failing which the above particulars may be relied upon.

Place

Signature \_\_\_\_\_

Date

Official Stamp

Name:

Designation:

**CHECKLIST OF MANDATORY DOCUMENTS TO BE ATTACHED WITH THE KYC FORM**

S.No.	Category	Documents Required
1.	Individual/Proprietary firm	<input type="checkbox"/> Copy of Passport <input type="checkbox"/> Copy of Pan Card <input type="checkbox"/> GST Registration No., if applicable <input type="checkbox"/> Copy of Aadhar Card <input type="checkbox"/> Attested copy of Bank Statement (by concerned Branch Manager) <input type="checkbox"/> 2 Photographs of Individual/Authorized signatory
2.	Company	<input type="checkbox"/> Copy of Certificate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Association <input type="checkbox"/> Board authorization in favour of the authorized signatory with specimen signatures of authorized signatory (ies) duly attested by their bank <input type="checkbox"/> Copy of telephone bill in the name of the company <input type="checkbox"/> Copy of IEC Certificate <input type="checkbox"/> Copy of PAN of company <input type="checkbox"/> GST Registration No. <input type="checkbox"/> List of Directors <input type="checkbox"/> Copy of DIN of Directors <input type="checkbox"/> Copy of Pan Card of Directors <input type="checkbox"/> Copy of Passport of Directors <input type="checkbox"/> 2 Photographs each of Directors/Partners/Authorized signatories
3.	Trusts/Foundations/ Non-Governmental Organization (NGO)	<input type="checkbox"/> Certificate of registration <input type="checkbox"/> Board authorization in favour of the authorized signatory with specimen signatures of authorized signatory (ies) duly attested by their bank <input type="checkbox"/> Name and contact details i.e. address, telephone, fax no. & e-mail address of the Founder(s), Trustee(s), Director(s), Partner(s) and Beneficiary(ies) etc. <input type="checkbox"/> Any officially valid document to identify the trustees, beneficiaries and authorized signatories / founders/managers/directors <input type="checkbox"/> Resolution of the managing body of the Trust / Foundation <input type="checkbox"/> Copy of telephone bill in the name of Trust/Foundation <input type="checkbox"/> Copy of PAN of Trust / Foundation <input type="checkbox"/> GST Registration No. <input type="checkbox"/> Copy of Trust Deed <input type="checkbox"/> Copy of Trustee Pan Card <input type="checkbox"/> Copy of Trustee Passport <input type="checkbox"/> 2 Photographs each of Directors/Partners/Authorized signatories <input type="checkbox"/>
4.	Partnership firm / Limited Liability Partnership (LLP)	<input type="checkbox"/> Copy of Registration certificate <input type="checkbox"/> Copy of Partnership deed

		<input type="checkbox"/> Authorization in favour of the authorized signatory with specimen signatures of authorized signatory (ies) duly attested by their bank <input type="checkbox"/> Any officially valid document identifying the partners and their addresses <input type="checkbox"/> Telephone bill in the name of firm/partners <input type="checkbox"/> Copy of IEC Certificate <input type="checkbox"/> Copy of PAN of partnership firm <input type="checkbox"/> Copy of PAN of Partners <input type="checkbox"/> GST Registration No. <input type="checkbox"/> Copy of Passport of Partners <input type="checkbox"/> 2 Photographs each of Directors/Partners/Authorized signatories
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- Note:**
1. In case of Company, two copies each of the documents mentioned in the checklist duly certified by Company Secretary or other authorized body to be attached with the KYC Form.
  2. Two certified copies each of the above documents mentioned in the checklist, applicable as per nature of the firm, to be attached with the KYC Form.
  3. In addition to above, documents deemed necessary, if any, shall be obtained by the concerned Division / Branch before entering into any dealing(s) with the party(ies).
  4. An indemnity on a stamp paper (as per prevailing state stamp duty) as per annexure (attached) to be submitted with KYC Form.

I/We hereby declare that the particulars given herein above are true, correct and complete to the best of my/our knowledge and belief, the documents submitted in support of this Form KYC are genuine and obtained legally from the respective issuing authority. In case of any change in any of the aforementioned particulars, I/we undertake to notify you in writing failing which the above particulars may be relied upon.

Place

Signature \_\_\_\_\_

Date

Official Stamp

Name :

Designation

**Annexure**

**Indemnity (to be attached with KYC Form)**

I/We \_\_\_\_\_ Director/s (or)  
Proprietor/s (or) Partner/s (or) Trustees of the company / firm / proprietorship is  
interested in having business relations / dealings with STC and pursuant to  
such interest I / We have submitted the duly filled up KYC form of my / our firm /  
company / trust and the details / information therein are true, correct and  
nothing material has been concealed and now in pursuant to the said  
submission I / We hereby further undertake to indemnify STC from any or all  
legal / other liabilities arising out of incorrect, false, incomplete details /  
information of our company / firm / trust or its employees / professionals /  
directors / partners / trustees who either have signed the KYC document or has  
represented us / me, including any of my / our power of attorney holder, before  
STC.

STC also stand absolved of any liability on account of fraud or breach of  
trust caused by us / me or our professionals / employees / representatives for  
the contents and declarations given under the above said KYC declaration.

STC shall also be indemnified for any consequential action taken by STC  
in order to protect its interest or in order to defend any suit or legal action for  
itself or for and on behalf of us / me, to the extent of money / cost / legal  
expenses / interest imposed upon, due to any of the reason mentioned above.

Place

Signature \_\_\_\_\_

Date

Name:

Designation:

(to be executed on a stamp paper of Rs.100/-)





