

THE STATE TRADING CORPORATION OF INDIA LIMITED

Notice Inviting Tender for Valuation of STC's immovable properties at various locations of the country.

Tender No. STC/AU/CO/Re-valuation/00134/2020-21

Dated 24.05.2021

A. BACKGROUND

The STC Limited, a Govt. of India Enterprise under the administrative control of Ministry of Commerce & Industry, New Delhi invites online bids from Government Approved Valuers who are having relevant experience as Valuer for carrying out **Valuation of immovable properties** of STC located at various locations of the country as mentioned in **Annexure-I** attached herewith and for other related tasks as specified under **Scope of Work**.

The bidders must submit their online bids in the prescribed format along with all necessary documents and information requested therein as per the Schedule given below:

Access of Tender documents from 24.05.2021 upto 01:30 PM on 07.06.2021
Closing date / time of Tender 07.06.2021 at 02:00 PM
Opening date / time of Tender 07.06.2021 at 02:30 PM
(Technical Bid only)

Tender documents will be available on STC's website www.stclimited.co.in and Government e-portal "eprocure.gov.in/eprocure/app" for which the **Cost of Tender Documents i.e. Rs.590/- (Rupees Five Hundred Ninety only)**(inclusive of GST)is to be deposited online in STC's Bank Account (A/c No. 200000550077, Name of Bank: IndusInd Bank, Barakhamba Road, New Delhi-110001, IFSC code: INDB0000005).

The proof of depositing Rs.590/-(Rupees Five Hundred Ninety only)(inclusive of GST)towards Cost of Tender document is to be submitted online along with Tender Form, failing which; tender will be rejected.

Earnest Money Deposit (EMD) of Rs.1,00,000/- (Rupees one lakh only) is to be deposited online in STC's Bank Account (A/c No. 200000550077, Name of Bank: IndusInd Bank, Barakhamba Road, New Delhi-110001, IFSC code: INDB0000005). 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 successful bidder. EMD of successful bidder shall be kept as interest free Security Deposit till the successful completion of

work. Exemption from EMD & cost of tender document to the MSME bidders can be considered subject to submission of valid NSIC/MSME certificate.

The proof of depositing Rs.1,00,000/-(Rupees One Lac only) towards EMD is to be submitted online along with Tender Form, failing which; tender will be rejected.

B) Submission of Bids:

1. Bids have to be uploaded online via <https://eprocure.gov.in/eprocure/app> (i.e. the e-procurement portal of NIC). No bid shall be accepted in any other form.
2. For submission of e-bids, bidders are required to get themselves registered with NIC's e-procurement portal (<https://eprocure.gov.in/eprocure/app>) using Class-II/ Class-III Digital Signature Certificate. All the details to be mentioned during registration/enrolment process must be true and correct. Bidders are also to abide by all the terms and conditions mentioned during registration process.
3. The details of requisite amount of Cost of Tender & EMD need to be uploaded during the e-bid submission; failing which the bid will be rejected.
4. Bidders are required to upload soft copies of all relevant documents.
5. Bidders are advised in their own interest to upload the online bids well before the bid document submission end date and time (as per Server System Clock of CPP portal). STC shall not be responsible for any delay or the difficulties encountered during submission of bids at the eleventh hour due to any technical or other problems.
6. For any queries relating to the process of online bid submission or queries relating to CPP Portal (<https://eprocure.gov.in/eprocure/app>), bidders may contact CPP Portal Helpdesk on Telephone Nos.: 0120-4001005, 0120-4200462, 0120-4001002 and 0120-6277787.
7. Bidders may regularly visit STC website for any information / clarification / addendum/ corrigendum/etc related to this bid, processing of bids received, award of job, etc. STC shall not be liable to send any individual information or publish a public notice for any further information regarding this bid in newspaper.
8. Scanned copies of all the required documents for e-bid submission have to be uploaded online only in the e-procurement portal. Physical submission of any documents is not allowed for e-bid submission.
9. A bidder may modify, substitute or withdraw its e-bid before the last date and time for bid submission. No bids shall be modified, substituted or withdrawn by the bidder on or after the last date and time of bid submission. For modification of e-bids, bidder has to detach its old proposal from e-bidding portal and upload/resubmit the digitally signed modified bid.

10. STC may ask the bidders to submit any or all the documents in original as part of their online bid at any time during the bid process.
11. If there is a discrepancy between words and figures, the amount in words shall prevail. However, where the amount expressed in words does not represent arithmetically correct total, the amount in figures shall prevail.
12. It shall be bidder's responsibility to ensure that adequate documentary proof is provided in the bid for each of the technical evaluation criteria. Bidder has to satisfy STC for ensuring sufficiency of documents necessary for tender evaluation at his cost if so desired by STC.
13. The bid document available on e-procurement portal shall be taken as final. In exceptional circumstances, STC reserves the right to ask for more / new document as 'Clarification/Supporting' only for proper technical evaluation of the bids or for verification of the uploaded documents, without compromising on transparency and equality of bidding process.
14. "Under Public Procurement Policy (PPP) issued by the Ministry of Micro, Small and Medium Enterprises, Government of India for Micro & Small Enterprises(MSEs), a minimum of 25% share out of the total procurement of goods and services by Central Ministries/Departments/PSUs are to be made from MSEs. Further out of the 25% target of annual procurement from MSEs, a sub-target of 5% annual procurement from MSEs owned by SC/ST Entrepreneurs and an additional 3% reservation for the Women owned MSEs within the above 25% reservation. Preference will be given to firms registered with the M/o MSME as per guidelines prescribed under MSMEs Act, 2006."
15. In case the bidder is registered with Ministry of MSME/ its authorized agencies, the bidder is required to submit valid registration certificate and store details in addition to above. The MSME parties will be eligible for the benefits as applicable to them under MSMEs Act, 2006.
16. Opening of Technical e-bids would take place on the stipulated date and time of bid opening in the presence of the intending bidders or their authorized representatives who may wish to be present.
17. Technical e-bids received and opened shall then be evaluated by the Evaluation Committee of STC as per Eligibility Criteria as mentioned in Clause 'F' of this NIT.
18. STC reserves the right to extend the deadline for submission of e-bids by issuing a Corrigendum in which case all rights and obligation of STC and the bidders previously subject to the original deadline will then be subject to the new deadline.

19. Withdrawal or modification of a bid after submission of e-bids may result in the forfeiture of the EMD and non-refundable Cost of Tender document.

20. Financial bid or rate should not be reflected in any case in the Technical Bid.

21. Documents to be enclosed while submitting e-bids through CPP portal:

- (i) Earnest Money Deposit (EMD) of Rs.1,00,000/- (Rupees One Lakh only) is to be deposited online(through RTGS/NEFT) in STC's Bank Account (A/c No. 200000550077, Name of Bank: IndusInd Bank, Barakhamba Road, New Delhi-110001, IFSC Code: INDB0000005). 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 successful bidder. EMD of successful bidder shall be kept as interest free Security Deposit till the successful completion of work. Exemption from EMD to the MSME bidders can be considered subject to submission of valid NSIC/MSME certificate.
- (ii) Cost of Tender Document (non-refundable) of Rs.590/-(Rupees five hundred Ninety only)(inclusive of GST)is to be deposited online(through RTGS/NEFT) in STC's Bank Account (A/c No. 200000550077, Name of Bank: IndusInd Bank, Barakhamba Road, New Delhi-110001, IFSC code: INDB0000005). The deposit details are to be submitted along with tender form, failing which tender will be rejected.
- (iii) Technical & Financial Bid(Through e-mode only): The following documents (scanned images in PDF format) with necessary stamp & sign of the Authorized Signatory to be uploaded in the CPP portal for online submission of Technical Bid -
 - a) Techno-Commercial Bid (as per format given in Annexure-IV).
 - b) Complete bid document duly stamped & signed by the bidder as a token of acceptance of Terms & Conditions of tender.
 - c) Documents as per "Eligibility criteria" Clause No. 'F' of bid document.
 - d) Financial/Price Bid/BOQ (Through e-mode only): Financial bid as per enclosed Format in Annexure-V.

22. The EMD of the bidder shall be forfeited -

- a) If the bidder withdraws the bid during the period of bid validity.
- b) In case the successful bidder fails to accept Letter of Award (LOA) within the stipulated period as mentioned in LOA.
- c) Besides forfeiture of EMD, bidder shall not be considered for participation in any bidding process for next three years in STC.

23. The EMD of successful bidder shall be retained towards making of the security for the performance of the contract and shall only be discharged after successful completion of the contract. The EMD of unsuccessful bidders will be returned after completion of bidding process and award of work, without any interest. The EMD amount is liable to be forfeited in the event of unsatisfactory work and or delay in execution of the work entrusted or in case of failure on the part of the Valuer. The EMD/SD will be refunded to the Valuer on successful completion of the assignment without any interest.
24. During the operation of the contract, if it is established that the Valuer is not able to complete the Valuation assigned in time, the contract can be terminated by giving Seven calendar days notice period and the Valuation will be awarded to another Valuer at their cost, expenses and risk.
25. On placement of LOA, the Valuer is required to execute the Valuation within the specified period being time is essence of the contract. In case of failure to do the valuation within the specified time, including reasons beyond the Valuer's control, there will be deduction from the bill amount @ 0.5% on the contract price per day of delay subject to maximum of 5% of total contract price.
26. The bid shall remain valid for a period of 120 days from the date of opening of the e-bids.
27. Rates are to be quoted in the prescribed format and only in e-mode (as per the format in the Financial Bid placed at Annexure-V). Rates submitted separately will not be considered.
28. STC reserves the right to appoint / award work to one or more Valuer / agencies for the Valuation without assigning any reason(s) thereof.

C) Scope of Work: The following assignments need to be carried out by the successful bidder/ valuer:

- i. To arrive at Fair Market Value and Realisable Value as on 31/03/2021 of STC's immovable properties located in Delhi and other parts of the Country in compliance with SARFAESI Act, 2002 read with Rules for One Time Settlement purpose.
- ii. To arrive at Fair Value for Investment properties as per Ind AS 40, Self occupied properties as per Ind AS 16/36 and in line with Ind AS 113.
- iii. Valuation of property/ flats/ buildings of STC needs to be done taking into account the carpet area / built up area of structures as well as land area of the respective premises as some of the properties are under One-Time Settlement with Banks.
- iv. Valuation must be submitted separately on the basis of title of the properties i.e. (i) Leasehold/ Allottee Rights or (iii) Freehold, etc as applicable to the properties

using relevant applicable approach or all the three approaches of valuation i.e. Income, Cost & Market/ Sales Comparison approach depending on Observable and Not Observable Reliable Level-1,2 & 3 inputs data available in the public domain.

D) Deliverables:

- i. The selected valuer will submit a draft report within a period of twenty one (21) days from the date of award of work.
- ii. The final report considering STC's feedback upon the draft report shall be submitted within seven (07) days of receipt of STC's comments, if any.
- iii. The bidder should ensure that the valuation report of the entire property of STC has to be submitted in totality. No part report will be allowed. Details of properties with location is attached at **Annexure-I**.

E) Payment Terms:

- i. No advance payment will be paid at the beginning of the work.
- ii. The payment shall be made within 30 days of the submission of final report to the satisfaction of STC.
- iii. STC shall deduct all applicable taxes while releasing payments to the selected valuer.
- iv. The bidder would be required to value STC's entire properties on PAN INDIA basis and to raise the invoice accordingly.

F) Pre-Qualifications/ Tender Evaluation Criteria:

- i. The bidder should currently be a Government Approved Valuer and should be registered as a registered valuer with Principal/ Chief Commissioner Income Tax (CCIT) under Section 34AB of Wealth Tax Act,1957 as well as with Insolvency and Bankruptcy Board of India (IBBI) under Rule-6(6) as per provision of Section 247 of the Companies Act – 2013 read with 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. (Documents in support of the same are to be submitted).
- ii. The bidder should be registered with CCIT as Immovable Property Category-I and registration certificate should be valid as on last date of bid submission date. ((Documents in support of the same is to be submitted).
- iii. The bidder should be empanelled with Central or State Government Departments/ PSU Banks/ Government Autonomous bodies / DRT/ CPSE/ SPSU. (Documents in support of the same are to be submitted).

- iv. The bidder should produce at least **1 (one)** assignment of engagement during last **3 (three)** financial years indicating **Ind-As** Purpose valuation. (Document to be submitted).
- v. The bidder should have valued immovable properties/assets (Land & Buildings) of at least **1 (one)** such Government Organization/ PSU in the last 05 (five) Financial years (i.e. 2016-17,2017-18, 2018-19,2019-20,2020-21) amounting to at least **Rs.500 crore** using any/ all 3 approaches of valuation i.e. Income, Cost & Market / Sales comparison approach. (Submit copies of work orders/Contracts/ LOA & Completion Certificate).

AND

The bidder should have experience of valuing immovable properties/assets (Land & Buildings) for **3 (three)** completed works, each of value not less than **Rs.600 crore** in the last 5 (five) Financial years (i.e.2016-17, 2017-18, 2018-19, 2019-20 & 2020-21) including (v) above (i.e. either part of 'v' above or a separate one). (Submit copies of work orders/Contracts/LOA& Completion Certificate).

OR

The bidder should have experience of valuing immovable properties/assets (Land & Buildings) for **2 (two)** completed works, each of value not less than **Rs.900 crore** in the last 5 (five) Financial years (i.e.2016-17, 2017-18, 2018-19, 2019-20 & 2020-21) including (v) above (i.e. either part of 'v' above or a separate one). (Submit copies of work orders/Contracts/LOA& Completion Certificate).

OR

The bidder should have experience of valuing immovable properties/assets (Land & Buildings) for **1 (one)** completed work valuing not less than **Rs.1200 crore** in the last 5 (five) Financial years (i.e.2016-17, 2017-18, 2018-19, 2019-20 & 2020-21) including (v) above (i.e. either part of 'v' above or a separate one). (Submit copies of work orders/Contracts/LOA& Completion Certificate).

- vi. The bidder should be in the profession of Immovable property Valuation continuously at least for the last 05(five) years post qualification and post registration as a valuer with any competent authority. (Documents to be submitted).
- vii. The bidder should have valid PAN and GST No. (Documents to be submitted).
- viii. The bidders registered with MSME and/or NSIC should possess valid certificate indicating registration in land and building valuation / immovable property valuation to this effect.

- ix. The bidder should be member of any recognized RVO by IBBI, from the various RVO names mentioned on the IBBI website. Bidders need to produce valid membership certificate along with valid Member-ID.
- x. The bidder should be registered with Insolvency & Bankruptcy Board of India (IBBI) as Land and Building Valuer and holding certificate of practice issued by Registered Valuer Organisation (RVO) having validity upto 31/03/2022. There should not be any disciplinary action initiated and pending against the bidder till the last date of submission of bid. (Submit copy of membership and certificate of practice (COP)).
- xi. Registered Valuer signing valuation report must be holding valid Bachelor's Degree in Civil Engineering or Architecture or Town Planning from AICTE recognized institute and/ or Post Graduate Degree in Valuation of Real Estate / Land & Building / Immovable Property from UGC recognized University obtained by attending full time class room recognized course as specified in Rule - 4 of Companies (Registered Valuers and Valuation) Rules, 2017. (Submit copy of relevant qualifications).
- xii. Registered Valuer signing valuation report must be independent and should not have any conflict of interest / potential conflict of interest with STC or intended users i.e. Banks and should not be in employment. For the purpose of determining employment to shortlist bidder technically, during technical evaluation, and undertaking needs to be submitted by the bidder about holding of DIN number and he/she is not in employment with any government or private employer. In case bidder is whole time director / executive director of any Body Corporate Company, it will be construed as employment irrespective of getting salary or remuneration. Hence bidder must give declaration about employment.
- xiii. The tender document shall be self attested by the bidder and the scanned copy of the same should be uploaded online in the portal.
- xiv. Bidders against whom complaints have been registered with CBI/ED/SFIO/Court of Law and are blacklisted by any Central / State PSUs, Banks, Government Agencies, etc; are not eligible and need not apply. To this effect, an UNDERTAKING for 'No Blacklisting' as per Annexure-II should be submitted by the bidders.
- xv. In line with the Department of Expenditure O.M.no. 6/18/2019-PPD dated 23.07.2020, the bidders shall be required to submit an UNDERTAKING in Form-A on their letterhead as per Annexure-III.
- xvi. Self attested copies of all the documentary evidences in support of the above along with the copy of Tender document & Undertaking are required to be uploaded electronically for the purpose of pre-qualification and technical evaluation.

G) Evaluation Process:

- i. The selection of successful bidder will be made in a two step process. Firstly, technical bids will be opened & evaluated by a Committee and then Financial bids will be opened.
- ii. Financial Bids of only those bidders will be opened who qualify in the technical evaluation.
- iii. Time and date of opening of Financial bids shall be informed separately to the technically qualified bidders.

H) Other Terms & Conditions:

- i. Bid offers should be valid for a period of 120 days from the date of bid opening.
- ii. Any offer received after the prescribed deadline will be rejected. Conditional offers are liable to be rejected.
- iii. Offers submitted by means of postal, courier, fax or e-mail shall not be considered.
- iv. STC reserves the right to modify or cancel the requirements at any time or accept/reject any or all offers, wholly or partly, without assigning any reason whatsoever.
- v. Tenders submitted without Cost of tender document & EMD shall be summarily rejected and no further correspondence shall be entertained in this regard.
- vi. The selected bidder shall confirm its acceptance within two (02) days from the date of award of the assignment, failing which, STC shall reserve its right to forfeit the EMD and offer the assignment to the next eligible bidder at L-1 price.
- vii. Price quoted shall be inclusive of applicable GST and other taxes, duties, travelling, site visit, out of pocket expenses, costs, etc.
- viii. Price quoted by the bidders in Financial Bid shall have to be mentioned both in words 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.
- ix. STC may seek submission of further clarification or documents as based on initial evaluation including verification with original documents.
- x. If at any stage the information furnished by the bidder is found to be false, he will be debarred from participating in the tender. Further, suitable punitive action may be initiated against him, as per the decision of STC.

- xi. After being issued the Work Order/ Letter of Award, if the successful bidder does not complete the assignment within the timeline mentioned in the Tender, STC would reserve the right to de-bar the bidder from doing further business with STC for a period of 03 years.

I) Confidentiality:

Information relating to evaluation of proposals and recommendations concerning award of work shall not be disclosed to the parties submitting the proposals or to other persons not officially concerned with the process, until the Letter of Award is issued and Agreement is entered into by the selected valuer with STC.

J) Sub-contracting:

No sub-contracting by the selected valuer shall be accepted. Any sub-contracting shall be treated as breach of the terms and conditions of this tender and as a consequence of which, termination of the contractual relations with such valuer may be initiated at the sole discretion of STC.

K) Applicable law and jurisdiction:

The tender will be governed by the 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 governed by the courts/tribunals/forums situated in Delhi which shall have the exclusive jurisdiction, to entertain such disputes.

L) Ownership of tender documents and information therein:

All documents submitted 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 applicant's 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 applicant's stated wishes, and requests for access to such information will be determined under the RTI Act.

M) 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 valuation process. This tender is not the subject of any process contract or 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 also

reserves the right to consider/cancel any offer at any point of time without assigning any reasons whatsoever.

N) Liquidated Damages:

Time is essence of the contract. The successful bidder must adhere to the time limit and ensure the services within stipulated date. Failure to provide the required services on or before the stipulated date / deficiency in service will entail liquidated damages equal to 0.5% of the contract price for each day subject to a maximum of 5% of value of the contract.

O) Indemnity:

The selected valuer shall keep STC indemnified of all legal/other obligations of 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 enables the STC to achieve and arrive at its requirement given under this invitation. 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, 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.

P) Clause of Procurement from a bidder from a country sharing land border with India:

The bidders fulfilling the pre-qualification criteria as mentioned under Clause 'F' of the Tender document, shall be required to submit an undertaking as per Form-A on their letter head in line with the Department of Expenditure OM no. 6/18/2019-PPD dated 23.07.2020.

The aforementioned OM issued by Department of Expenditure of may be referred to for further details.

Q) Force Majeure:

If at any time during the existence of this LOA/Contract, either party is unable to perform in whole or in part any obligations under this LOA because of war, hostility, military operations, civil commotion, sabotage, quarantine, restrictions, acts of God and acts of Government, fires, floods, explosions, lockdown, Covid-19 restrictions, etc, then the date of fulfilment of any obligations engagement shall be postponed during the time when such circumstances are operative. If operation of such circumstances exceeds one months, either party shall have the right to refuse further performance of the LOA in which case neither party shall have the right to claim eventual damages. The party which is unable to fulfil its obligations under the present LOA shall, within 15 days of occurrence of any of the causes mentioned in this clause inform the other party of the existence or termination of the circumstances preventing the performance of the LOA. In case either party invoking the force majeure clause, it is incumbent on him to submit the documentary evidence to that effect from the competent government authority.

R) Arbitration:

All disputes or differences whatsoever arising between STC and the contractor out of or relating to construction, meaning and operation or effect of this agreement or the breach thereof if not settled through conciliation, shall be referred to arbitration as per rules of Indian Council Of Arbitration, New Delhi and the award made in pursuance thereof shall be final and binding and final on both the parties. The venue of arbitration will be New Delhi (India) Only.

STC's IMMOVABLE PROPERTIES AT VARIOUS LOCATIONS OF THE COUNTRY

COMMERICAL:

Place	Location of the Property	Description of the Property	Area (in sqft/ acre)	Status
Bangalore	STC Trade Centre, 7/A, Nandini SFHS Layout, Bangalore (Office Building)	Multi-storied Bldg. (Gr. +6 floors)	61523 sq. ft. (built up) Land 25579sq. ft.	Leasehold
Bhopal	Chetak Complex, "A" Block M.P. Nagar, Bhopal	Office Complex, 3rd floor of Bldg.	2748.10 sq.ft.	Leasehold
Chennai	STC Trade Centre, A-29, Thiru-vi-ka, Industrial Estate, Gundy (Office Bldg.)	4 storied building with 2Basements	Land – 14000sq.ft. Built up area – 26781 sq. ft.	Freehold
New Delhi	JawaharVyaparBhawan, Tolstoy Marg, (Office Bldg.)	Plot area 23 storied building 2-basements	2.42 acre 282894 sq. ft. 68691.84 sq. ft. each	Agreement For Lease.

RESIDENTIAL:

Place	Location of the Property	Description of the Property	Area	Legal Status
Agra	Navjyoti Apartments, Bypass Road	4 Nos. Flats No.A-503, A-504, A-705 & A-706)	1260 sq. ft. each	Freehold
Ahmedabad	Haridarshan Apartments, Paldi	2 Nos. Flats No.702 & 708	1059 sq. ft. each	Freehold

Bangalore	Jayanagar House	1 House (No.10/1)	2000 sq. ft. (land) 2000 sq. ft. (built up)	Freehold
	Cauvery Block, National Games Housing Complex, Koramaglam	<u>2 Nos. Flats</u> No.218 & No.514	apx. 1377 sq. ft. 1370 sq. ft.	Freehold Freehold
Chennai	Paarsn Tower, Pantheon Road, Egmore	<u>2 Nos. Flats</u> No. A/2/3& No. A/8/3	876 sq. ft. 1300 sq. ft.	Freehold Freehold
Cochin	ErnakulamEsland Enclave, ErnakulamDistt.	<u>2 Nos. Flats</u> No. 201 &301 and	821 sq. ft. each	Freehold
		<u>1 Nos. Flat</u> No.402	1164 sq. ft.	Freehold
Gandhidham	SRC Bungalow, Adipur (Kutch)	4 Nos. Bungalows (No.2, 3, 4 & 5)	6360.03 sq. ft. Each	Leasehold
Kolkata	Ellora Apartments, Gariahat Road.	<u>2 Nos. Flats</u> 121 & 122	1038 sq. ft. each	Leasehold
	Geetanjali Apartments, Middleton 8B Street.	<u>7 Nos. Flats</u> 1C 2A 7B 8D 9A 9D 9E	858 sq. ft. 1531 sq. ft. 1534 sq. ft. 1086 sq. ft. 1533 sq. ft. 1102 sq. ft. 1177 sq. ft.	Freehold Freehold Freehold Freehold Freehold Freehold Freehold
	Jay Jayanti Aparttments, 2A Mandeville Gardens.	<u>6 Nos. Flats</u> 1B 1E & 11E 2F 8D & 10D	1425 sq. ft. 775 sq. ft. each 780 sq. ft. 695 sq. ft. each	Freehold Freehold Freehold Freehold

Mumbai	STC Apartment - I, 14th Road, Khar (W)	<u>6 Nos. Flats</u> No. 1, 3 & 5	650 sq. ft. each	Leasehold
		No. 2, 4 & 6	820 sq. ft. each	Leasehold
	STC Apartment - II, 16th Road, Santacruz(W)	<u>8 Nos. Flats</u> No.1A to 4A	1100 sq. ft. each	Freehold
		No.1B to 4B	933 sq. ft. each	Freehold
	Sai Darshan Apartment, Santacruz (W)	<u>6 Nos. Flats</u> No.101, 301 & 401	743 sq. ft.each	Freehold
		No. 102, 302 & 402	789 sq. ft. each	Freehold
	Ratnadeep Apartments, Santacruz(W)	<u>4 Nos. Flats</u> No.2, 6, 10 & 14	1050 sq. ft. each	Freehold
	Mandar Apartments, Vile Parle (E)	<u>3 Nos. Flats</u> No. 5A & 9A	850 sq. ft. each	Freehold
		No. 10B	675.96 sq. ft.	Freehold
	Las Palmas, Malabar Parle(E)	1 Flat No. 13	2311 sq. ft.	Freehold (Allottee right)
Wallace Apt., Grant Road (W)	2-Flats No. 1001 & 1103	1280 sq. ft. each	Freehold (Allottee right)	
	1 Flat No.7	750 sq. ft.	Freehold (Allottee right)	

New Delhi	STC/MMTC Housing Colony, Aurbindo Marg, Malviya Nagar.	<u>Total 141 Flats –</u> 78 in Block C & 63 in Block D	600 sq. ft. each 900 sq. ft. each	Memorandum of Agreement for Lease. Allottee Right
	Asian Games Village Complex, Khel Gaon Marg	STC's Share = 16.165 acre. HHEC Share = 1.107 acre (Out of STC area) <u>Total 8 Flats –</u> 3 Flats in Block A 5 Flats in Block B B-256 = 1831 sq.ft B-257 = 1821 sq.ft B-258 = 1821 sq.ft B-259 = 1821 sq.ft B-260 = 2169 sq.ft	(Total land 32.33 acres jointly in the name of STC & MMTC) 1654.78 sq. ft. each 9463 sq.ft.	Allottee Right

WAREHOUSES:

Place	Location of the Property	Description of the Property	Area	Legal Status
Kakinada	D. No. 40-1-65 Beach road Kakinada	Warehouses Shed A, B & C and Open storage space	Land 10 acres (or) 40,468.60 sq. mtr. Warehouses as under: 1) Built-up covered storage area 1,05,398 sq.ft. (Shed A,B,C) 2) Open storage area 32280 sqft	Leasehold

Jalandhar	Kapurthala Road	4 Nos. Warehouses & Open area	Total area: 77594sqft Covered Area (Godown& Office) 17370 sq ft. Open Area (including Roads/lawns): 60224sq ft.	Freehold
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Note:

1. Valuation of immovable properties/flats/ buildings of STC as mentioned above needs to be carried out as per 'Scope of Work' mentioned in the Tender document.
2. STC would provide access to the available documents pertaining to its properties to the successful bidder/ valuer.
3. Price quoted for the above Valuation work shall be inclusive of all applicable costs, taxes, duties, travelling, out of pocket expenses, GST, etc.

UNDERTAKING

(To be submitted on letterhead)

The Chief Manager (AUD),
The State Trading Corporation of India limited,
Jawahar Vyapar Bhawan,
Tolstoy Marg, New Delhi-110001

Dear Sir,

I/We, the proprietor(s)/ authorised representatives of the firm _____ hereby undertake that no complaints have been registered with CBI/ED/SFIO/Court of Law and I/we am/are not blacklisted by any CPSE/ State PSE, Banks, Government Organisation/ Department and such other agency.

Thanking you,

Yours faithfully,

(Name, Designation and Signature of the Bidder)

FORM - A

(To be submitted on letterhead)

The Chief Manager (AUD),
The State Trading Corporation of India limited,
Jawahar Vyapar Bhawan,
Tolstoy Marg, New Delhi-110001

Dear Sir,

I have read the relevant Clause of the Department of Expenditure OM no. 6/18/2019-PPD dated 23.07.2020 regarding restrictions on procurement from a bidder of country which shares a land border with India and I certify that this bidder is not from such a country or, if from such a country, has been duly registered with the Competent Authority. I hereby certify that the bidder fulfills all requirements in this regard and is eligible to be considered. (wherever applicable, evidence of valid registration by the Competent Authority shall be attached.)

Thanking you,

Yours faithfully,

(Name, Designation and Signature of Bidder)

TECHNICAL BID

The Chief Manager (AUD),
The State Trading Corporation of India limited,
JawaharVyaparBhawan,
Tolstoy Marg, New Delhi-110001

Sub: **Valuation of immovable properties of STC.**

Sir,
Reference Tender No.STC/AU/CO/Re-valuation/000134/2020-21 dated 24.05.2021, we submit the following details along with documentary evidence as under:

1) Organisation's Information:

- a) Name: _____
b) Address: _____
c) Telephone/Mobile No.: _____
d) Email/ Website _____

- 2) EMD (Rs.1,00,000/-)
3) Cost of Tender Document (Rs.590/-) (inclusive of GST)
4) Registration with Principal/ Chief CIT u/s 34 AB of Wealth Tax Act
5) Registration with IBBI
6) Empanelment with Govt Organisation/ Bank/etc
7) Experience in Ind-AS valuation
8) Experience in property valuation (Land & Building)
9) Experience for last 5 years
10) Membership certificate of RVO
11) Qualification details as per Rule-4 of Companies (Registered Valuers and Valuation) Rules, 2017
12) Undertaking as per Annexure-II
13) Undertaking in Form-A as per Annexure-III
14) PAN and GST No.
15) MSME and/or NSIC certificate, if any.
16) Self attested copy of Tender document.

Thanking you,

Yours faithfully,

(Name, Designation and Signature of Bidder)

Financial/ Price Bid/ Bill of Quantities (B.O.Q.)

Below is the sample of BOQ for reference only. Prospective bidders are mandatorily required to use the BOQ uploaded by STC for this tender:-

Validate Print Help

Item Rate BoQ

Tender Inviting Authority: Dr. Jagdish Prasad, CM, THE STATE TRADING CORPORATION OF INDIA LIMITED., NEW DELHI

Name of Work: VALUATION OF IMMOYABLE PROPERTIES OF STC LOCATED AT VARIOUS LOCATIONS OF THE COUNTRY

Contract No: STC/AU/CO/Re-valuation/00134/2020-21 Dated 24.05.2021

Name of the Bidder/ Bidding Firm /	
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PRICE SCHEDULE

(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevent columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)

NUMBER #	TEXT #	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Quoted Rate (inclusive of all Charges and Taxes) In Figures To be entered by the Bidder in Rs. P.	TOTAL AMOUNT (Inclusive of Taxes)	TOTAL AMOUNT (In Words)
1	2	13	54	55
1	Description			
1.01	Valuation of immovable properties of STC located at various locations of the country as specified under 'Scope of Work' of the Tender Ref. No.STC/AU/CO/Re-valuation/00134/2020-21 dt.24.05.2021		0.00	INR Zero Only

Instruction for Electronic Submission of Financial/ Price Bid/ BOQ:

1. Procedure for filling of Financial Bid Online :
 - a. BOQ (Financial/ 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 (Financial/ 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 120 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 will lead to rejection of the bid summarily.

LIST OF DOCUMENTS TO BE UPLOADED ALONG WITH THE TENDER DOCUMENT:

1. EMD (Rs.1,00,000/-)
2. Cost of Tender Document (Rs.590/-) (inclusive of GST)
3. Registration with Principal/ Chief CIT u/s 34 AB of Wealth Tax Act
4. Registration with IBBI
5. Empanelment with Govt Organisation/ Bank/etc
6. Experience in Ind-AS valuation
7. Experience in property valuation (Land & Building)
8. Experience for last 5 years
9. Membership certificate of RVO
10. Qualification details as per Rule-4 of Companies (Registered Valuers and Valuation) Rules, 2017
11. Undertaking as per Annexure-II
12. Undertaking in Form-A as per Annexure-III
13. PAN and GST No.
14. MSME and/or NSIC certificate, if any.
15. Self attested copy of Tender document.

Self attested copies bearing seal and stamp of the Organisation of all the documentary evidences in support of the above along with the copy of Tender document & Undertaking are required to be uploaded electronically for the purpose of technical evaluation.
