

To, Valuers as per enclosed list of limited valuers

Dear Sir,

**Sub: Limited Tender Enquiry for appointment of Govt. approved Valuer for valuation of HOCL's Land Parcel at Panvel.**

Hindustan Organic Chemicals Ltd (A Govt. of India Enterprise) proposes to entrust the work of valuation of Land, Buildings and other Fixed Assets as per details given below to a reputed Government approved / registered valuer on a limited tender basis. This is a limited tender enquiry to the reputed parties listed with HOCL. The tender has been displayed on HOCL website for information only. This is two bid systems and tender should be submitted in sealed envelope and no email tenders will be considered. Please note that unsolicited tenders will not be accepted. HOCL reserves its right to reject any tender without assigning any reason.

The scope of work is attached herewith as Annexure –I.

In case, you wish to undertake this assignment, you are requested to give your offer in the prescribed format attached as Annexure II. The sealed envelope super scribed as “Tender for Appointment of Valuer for valuation of HOCL's Land Parcel at Panvel.” with Due Date as 09/09/2019 “must be addressed to :

**Tender Box**  
**General Manager (P&A/UIC)**  
**Hindustan Organic Chemicals Limited ,**  
**Office No: 401,402 and 403, 4th Floor,**  
**V Time square,**  
**Plot No: 3, Sector 15,**  
**CBD Belapur,**  
**NAVI MUMBAI - 400614**  
**PH : 022-27575268/69**

Your offer should reach on closing day 09/09/2019 at 14.00 hrs. Tender will be opened on 09/09/2019 at 15.00 hrs in presence of vendors who have responded to our Tender.

Thanking you,

Yours Faithfully

For Hindustan Organic Chemicals Ltd.,

(M.M Suryavanshi)

**General Manager (P&A/UIC)**

ENCL: As above

## **ANNEXURE – I**

### **Valuation of HOC's Land Parcel at Panvel**

#### **SCOPE OF WORK:**

##### **I. Details of Assets for valuation:**

###### **a) Panvel Land:**

S. No.	Plot No.	Area (Sq. M.)
1)	738/0 (Survey No.)	8300.0
2)	11 (Final Plot)	10255.1
3)	12 (Final Plot)	11302.8

ii): Original cost Rs.74.59 Lakhs

Separate valuation for Plot No 738 and for Combined plots for plot no. 11 & 12 is required

##### **II. Scope of Work.**

1. The purpose of this assignment is to ascertain Fair market value of Land, in the Specified Area. Accordingly, valuer will physically verify the details of the Land, and determine the Fair market value of the above properties.
2. Assessment of Land value as per the Fair Market value / Realizable value in consultation with the Company Authorities taking into account the Govt. Ready Reckoner rates as well as the Actual transactions taken place in the area.
3. The methods used for valuation should be justified by the valuer.
4. The valuation report should be self-contained giving all the relevant information in the format applicable to banks.

##### **III. Qualification Criteria:**

1. The interested parties should be a Valuer registered with Income Tax Department/ RBI/ CPWD/ Public Sector Banks/ Institution of Valuers etc. and in case a Partnership firm or a Limited Liability Partners or a company, the Partner or Designated Partner or a Director/ managing Director/ Whole-time Director of such entity, respectively, should be a Valuer registered with the above mentioned Authorities; and having experience of at least 7 years for providing similar Asset valuation services.

2. The interested party should have completed at least one valuation of similar nature of assets of Rs. 100 Crore value or more during the last 3 financial years or two valuation assignments of Rs. 50 crores assets value or three valuation assignments of Rs. 40 crore assets value.
3. The interested party should have minimum average annual turnover of Rs. 50 Lakhs or more during last three financial years.
4. Consortium bids will not be allowed.
5. Party should furnish all relevant documents with respect to above

For above assignment HOCL will provide Copies of the documents like title deed, and other details available with the company.

Initially the draft report should be submitted for approval and after getting clearance from the company the final report shall be submitted. A soft copy of the report may be send separately. The time period for the assignment will be one month from the date of issue of work order.

## ANNEXURE – II

### IV. Bidding System

This is two bid system and tender should be submitted in sealed envelope and no email tenders will be considered. Please note that unsolicited tenders will not be accepted. HOCL reserves its right to reject any tender without assigning any reason.

#### **A. Technical Bid should contain the following.**

- i) Valid Certificate of Registration as valuer with government / Banks.
- ii) Copy of work order executed (minimum valuation work as per eligibility criteria)
- iii) Proof of Turnover of the firm for the previous year three years. ( Should be minimum of Rs.50 Lakhs per annum)

The bids not meeting the qualifying criteria will be rejected.

#### **B. Price Bid is to be submitted in a separate Sealed Envelope and is to be quoted for valuation.**

Party will quote their Professional Fees for the assignment in the following format.

- i. Basic Professional Fees : Rs. \_\_\_\_\_
- ii. Goods & Service Tax : Rs. \_\_\_\_\_
- Total : Rs. \_\_\_\_\_

Payment Terms: 100% against submission and acceptance of Final Report.

Completion Period: Within 30 days from the date of issue of work order.

Validity of the offer : up to date \_\_\_\_\_.

Closing date of tender: 09/09/2019 at 14:00 hrs. The offer should be valid for a minimum period of three months from closing date of tender.

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