

KOLKATA PORT TRUST
KOLKATA DOCK SYSTEM
Estate Division, General Administration Department

N.I.T. No. KoPT/KDS/LND/01-2016

for

“EMPANELMENT OF VALUERS FOR 2 YEARS FOR CARRYING OUT VALUATION OF IMMOVABLE PROPERTIES AT KDS IN CONNECTION WITH LEASE OF LAND WITH / WITHOUT STRUCTURE/ SEIZED GOODS/ SCRAP MATERIALS”

ADDENDUM NOTICE

1. The representatives of the following interested individuals / firms were present in the Pre-bid meeting held on 16.08.2016 in KoPT head-office as scheduled.

- i. M/s B. K. Debnath & Associates;
- ii. M/s. Associated valuers;
- iii. M/s. Ghose Valuers;
- iv. Mr. B.D. Gupta;
- v. M/s. Colliers International.

2. The issues discussed in the pre-bid meeting and decisions taken thereon by KoPT are as mentioned below.

Sl. No.	Reference	Existing	Proposed
I.	Page – 5 – para B (i), (ii) & (iii), as continued from page 4	The addresses of the Valuers’ Institutions , namely (i) Institution of Valuers, (ii) Indian Institution of Valuers (India) & (iii) Institution of Surveyors.	The addresses mentioned in the tender document are not necessarily the current ones of the respective Institutions. For example, the current address of Institution of Valuers is “Institution of Valuers, Plot No. 3, Parwana Road (Adjacent to Bal Bharti Public School) Pitampura, New Delhi – 110 034”
II.	Page – 8 – Clause No. 14 – last line	“The envelope contains three separately sealed envelopes inside, marked as ‘A’, ‘B’, and ‘C’ in condition”.	To be deleted and replaced by the following: “The envelope contains three separately sealed envelopes inside, marked as ‘A’, ‘B’, and ‘C’ in sealed condition”.
III.	Page – 9 – Clause No. 14 – (c)	“Self-certified copy PAN card.”	To be deleted and replaced by the following: “Self-certified copy of PAN card.”
IV.	Page – 12 – Clause No. 9	“Thus, for every 6 assignments 3(three) will be allotted to original L1 and 2(two) to the next higher & 1(one) to the still next higher tenderers who would agree to match with the original L1 rate.”	To be deleted and replaced by the following: “Thus, for every 6 assignments 3(three) will be allotted to original L1 and 2(two) to the next higher & 1(one) to the still next higher tenderer who would agree to match with the original L1 rate.”

Sl. No.	Reference	Existing	Proposed
V.	Page – 13 – Clause No. 9	The 1 st para, viz. “In case of empanelment ofshall be in the ration of 2:1.”	The same is marked as clause No. “10” under INSTRUCTION TO TENDERERS.
VI.	Page – 17 – Clause No. 1.5.2 – 4 th last word of the last line.	The word is wrongly spelt a “agasin”	The replaced word shall be “against”
VII .	Page – 18 – Clause No. 16	The clause No. of the same is wrongly typed as 16.	The same is marked as clause No. “1.6” under INSTRUCTION TO TENDERERS.
VII I.	Page – 19 – Clause No. 3, 3 rd line	“communication over phone/fax/Email from KoPT”	To be deleted and replaced by the following: “communication over phone/fax/ Email/ sms/ WhatsApp from KoPT”
IX.	Page – 20 – Clause No. 3	Last 12 words of the clause, viz. “subject to adjustment of future assignment to maintain the ratio of allotment.”	The said clause is retained after deletion of the quoted portion. In other words, the entire clause is to be deleted and replaced by the following: 3. Response time for collection of offer letter:- The valuer shall have to collect the offer letter for any specific assignment within two working days from the date of communication over phone/fax/Email from KoPT in this regard. In case, the valuer does not collect the order letter for such assignment within two days as aforesaid or express in writing their inability to accept the order letter for that assignment owing to their preoccupation, KoPT will be at liberty to allot that particular assignment to any other empanelled valuer.
X.	Page – 21 – Clause No. 6	First line, viz. “In the event of any dispute between the officials of KoPT and the”	To be deleted and replaced by the following: “In the event of any dispute between KoPT and the”
XI.	Page – 25-27	The same is replaced by a new one	The replaced one is marked as “Revised Price Schedule”. The same is enclosed herewith at pages 3 to 5 of this Addendum. The bidder must quote the price in the format of this Revised Price Schedule’ only.

3. All other terms & conditions of the tender, including all milestone dates, shall remain unchanged.

4. This ‘ADDENDUM NOTICE’ shall be a part of the Tender Document for all purposes and hard copy of this should be submitted, duly signed and stamped on each page, alongwith the Tender Document in sealed envelope Marked-B (Techno-commercial bid) of the offer.

Enclo: As stated

Dated: August 19, 2016

**Estate Manager
Kolkata Port Trust**

REVISED PRICE BID (COVER-II)

Empanelment of valuers for 2 years for carrying out valuation of immovable properties at KDS in connection with lease of land with/ without structure / seized goods/ scrap materials

REVISED PRICE SCHEDULE
SCALE OF CHARGES

Slab of the asset-value as determined	Corresponding percent fee
A) On the first Rs. 5,00,000 of the Asset as valued	0.22 percent of the value
B) On the next Rs. 10,00,000 of the Asset as valued	0.088 percent of the value
C) On the next Rs. 40,00,000 of the Asset as valued	0.044 percent of the value
D) On the balance value of the Asset	0.022 percent of the value

The tenderer shall be at liberty to either quote at par or above par percentage or below par percentage, in either case not exceeding two non-recurring decimal places of the percentage, with respect to the above percent fee and shall accordingly fill in the particular box out of the following three boxes and shall mention 'NA' in the other two boxes. Examples of all three types are given in the following page:

At par	<div style="border: 1px solid black; width: 100px; height: 60px; margin: 0 auto;"></div>
Above par (in percent)	<div style="border: 1px solid black; width: 100px; height: 60px; margin: 0 auto;"></div>
Below par(in percent)	<div style="border: 1px solid black; width: 100px; height: 60px; margin: 0 auto;"></div>

I/We agree to all the terms and conditions of the tender.

I/We have noted the under-mentioned three examples before filling in our Price Offer on this page.

Signature:_____

Name of the Authorised Signatory_____

Telephone No/ Mobile No.:_____

Fax No./E-Mail address:_____

SEAL OF THE TENDERER

REVISED PRICE SCHEDULE

Example 1

Total payable amount:

(Except service tax and other cess etc as detailed in the tender document)
for quoting at par with the above percent fee

At par	YES
Above par (in percent)	NA
Below par (in percent)	NA

Thus, in case of valuation of ₹ 1,00,00,000.00, the amount payable to the valuer would be as follows:-

On the first ₹ 5,00,000 of the asset as valued	0.22 percent of the value	₹ 1100
On the next ₹ 10 lakhs of the asset as valued	0.088 percent of the value	₹ 880
On the next ₹ 40 lakhs of the asset as valued	0.044 percent of the value	₹ 1760
On the balance of the asset as valued [{ ₹ 1,00,00,000 – (₹ 5,00,000 + ₹ 10,00,000 + ₹ 40,00,000) } = ₹ 45,00,000]	0.022 percent of the value	₹ 990
		₹ 4,730.00

Total payable amount as per the above percent fee

Example 2

Total payable amount:

(except service tax and other cess etc as detailed in the tender document)
for quoting 1.00 percent above par the above percent fee

At par	NA
Above par (in percent)	1.00
Below par (in percent)	NA

Thus, in case of valuation of ₹ 1,00,00,000.00, the amount payable to the valuer would be as follows:-

Amount payable for a rate at par with the above the percent fee = ₹ 4,730

Hence, payable for a rate 1% above the percent fee = ₹ { 1 + (1/100) } X 4730
= ₹ 4777.30 ≈ ₹ 4,777.00

Example 3

Total payable amount:

(Except service tax and other cess etc as detailed in the tender document)
for quoting 1.00 percent below par the above percent fee

At par	NA
Above par (in percent)	NA
Below par (in percent)	1.00

Thus, in case of valuation of ₹ 1,00,00,000.00, the amount payable to the valuer would be as follows:-

Amount payable for a rate at par with the above the percent fee = ₹ 4,730.00

Hence, payable for a rate 1% below the percent fee = ₹ { 1 - (1/100) } X 4,730.00
= ₹ 4682.70 ≈ ₹ 4,683.00

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