

**KOLKATA PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION
NIT No. KoPT/KDS/LND/01/2016**

Name of Work

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

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KOLKATA PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION
NIT No. KoPT/KDS/LND/01-2016

SCHEDULE OF TENDER

Name of Work	Empanelment of valuers for carrying out valuation of immovable properties at KDS in connection with lease of land with/ without structure/ seized goods/ scrap materials
NIT NO.	KoPT/KDS/LND/01-2016
Tender Fee	Rs. 100/-(one hundred)
Earnest Money (EMD)	Rs. 1,000/ (one thousand)
Pre-bid meeting	At 12 noon on 16.08.2016
Period of Downloading/ purchase of tender document	Till 22.08.2016
Date of submission of Tender	By 14-00 hrs. on 24.08.2016
Date of opening of techno-commercial bid (cover-I)	At 14-30 hrs. on 24.08.2016
For details Log on to	www.kolkataporttrust.gov.in

**KOLKATA PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION
NIT No. KoPT/KDS/LND/01-2016**

NOTICE INVITING TENDER

Name of Work:

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

Sealed tenders in two-bid system are invited from valuers registered/empanelled with Income Tax Department/Public Sector Banks/Port Trusts/ High Courts for empanelment with the Estate Division, Kolkata Dock System, Kolkata Port Trust for the subject work on fulfilling the following pre- qualification criteria on **Percentage above/ below/ at par basis on estimated rates as shown in the Price Schedule:-**

- A. Valuer should have experience in similar works and should have completed 10(ten) Nos. valuation of immovable properties as an empanelled valuer with Income Tax Department/Public Sector Banks/Port Trust/High Courts over a period of five years ending on 31.06.2016.
- B. Valuers should have registration with any one or more of the following as a property valuer:-

- (i) registered corporate valuer (i.e. life member) of the Institution of Valuers, 4-5 & 6, Vishal Market, Mukherjee Nagar (West), Delhi 110009
or
- (ii) registered corporate valuer (i.e. life member) of the Indian Institution of Valuers (India), Second Floor, West Wing, PMT Building, Hadapsar, Pune – 411028, Maharashtra (India)
or
- (iii) Life Fellow Member under sub-divisions – III of the Institution of Surveyors, "Sarvekshan Jyoti"; B-15/7, Qutab Institutional Area, New Mehrauli Road, New Delhi-110016
or
- (iv) Member of Royal Institute of Chartered Surveyors (RICS), London.

2. **Tender Fee:** Intending Tenderers shall deposit a sum of Rs. 100/- (Rupees one hundred) only as Tender Fee (NON- REFUNDABLE) in the form of Banker's Cheque/Demand Draft/ Pay Order drawn in favour of Kolkata Port Trust and issued by any scheduled Indian Bank.

3. **EMD:** Intending Tenderers shall deposit a sum of RS. 1,000/- (Rupees one thousand) only as Earnest Money(EMD) in the form of Banker's Cheque/Demand Draft/ Pay Order issued by any scheduled Indian Bank drawn in favour of Kolkata Port Trust without which no tender shall be accepted. The Banker's cheque/ Demand Draft/ Pay Order should be submitted together with the sealed tender in a separate envelope as instructed in this tender document. Only those tenders submitted alongwith requisite amount of tender fee and Earnest Money in the manner stipulated in this tender shall be opened.

4. **Refund of EMD:** The amount of Earnest Money will be refunded or released to the unsuccessful tenderer(s) without interest after selection of the successful tenderer. Earnest Money remitted by the successful tenderer shall be converted to Security Deposit. If any tenderer withdraws his tender before expiry of the validity period of the tender, the Earnest Money Deposit shall be forfeited.

5. **Acceptance of all terms:** The tender should be based on the conditions stipulated in the tender document and that the tenderer must not stipulate his own condition(s) in deviation thereof, as apart from the likelihood of vitiating the tender, such deviations will lead to non- uniformity of tenders, thereby rendering it difficult to evaluate and compare the bids received. In that event, such tender may be considered as incomplete and may be rejected.

6. **Taxes and duties:** The tenderer shall include in his price all taxes (except Service Tax including education and higher education cess, Krishi Kalyan Cess, Swachha Bharat cess and any other such cess, if imposed in future) payable to the Government/ authorities. Hence, service tax and all other cess payable at any point of time shall be paid over and above the quoted amount.

7. **Bid submission time:** The tenders (**Both Techno-commercial Bid & Price Bid**) shall be submitted in sealed covers superscribing the name of work to the Office of the Estate Manager 15, Strand Road, Kolkata- 700001 by 14-00 hrs. on 24.08.2016 . Any offer received by Estate Division, KoPT beyond that time and date or beyond the extended due date of submission and opening of the techno-commercial part of the tender, shall not be accepted.

8. **Techno-commercial Bid opening:** Techno-commercial part of the bids received within the scheduled time shall be opened at 2-

30 P.M. in the office of the Estate Manager, KoPT for which the interested bidders shall assemble at 2-30 P.M. on the due date of opening of the techno-commercial part of the tender in front of the office Chamber of the Estate Manager at 4th floor of KoPT Head Office.

9. **Interruption of activities** In the event of any unforeseen circumstances such as holidays, bandhs, strikes, transport dislocation etc. on the scheduled day of pre-bid meeting / submission of offers / opening of techno-commercial part or price part of the tender, such activity shall take place at the same venue and at the same time of the next working day of KoPT.

10. **Acceptance of offer:** The undersigned is at liberty not to accept the lowest or any other offer/ tender and reserves the right to accept any tender either in part or as a whole and to reject any tender without assigning any reason whatsoever.

11. **Purchase of tender document:** For purchase of the Tender document from the office of the Estate Manager, the tenderer shall apply within the due date of purchase of the tender document (by 1-30 P.M. of the last date of purchase) to the Estate Manager alongwith self attested copy of PAN. Once the said application is forwarded by the Estate Division to the Treasurer, KoPT, the tenderer shall deposit a sum of Rs. 100/- (Rupees one hundred only) (Non-refundable) towards tender fee with the Trustees' Treasurer at 15 Strand Road, Kolkata- 700001.

Thereafter, the Treasury receipt to be issued by the office of the FA&CAO, KoPT towards tender fee, shall be produced by the intending tenderer to the office of the Estate Manager for collection of the tender document.

12. **Downloading of tender document:** Tenderer may also download the tender document from the website of Kolkata Port Trust. In that case, the tenderer shall have to pay the amount of Rs. 100/- (one hundred)(Non-refundable) towards tender fee by Demand Draft/ Banker's Cheque/ Pay Order drawn in favour of **"KOLKATA PORT TRUST"** at the time of submission of tender.

13. **Rejection of offer:**

13.1 If the tenders are not submitted according to the instruction detailed in this tender document, those shall be liable for rejection. The corrections shall either be typed or done in ink and duly authenticated.

13.2 The tenderers fulfilling the qualifying criteria stipulated in this tender, may be disqualified if they have made misleading or false representations in the forms, statements and attachments submitted as proof of the qualification requirements and their EMD will be forfeited for such action.

14. **Contents of bid:** The tender **in three parts in separately sealed condition** shall be put inside one sealed envelope superscribing the name of work and then submitted into the specified tender box kept at the office of the Estate Manager, KoPT. The three parts shall be kept inside three sealed envelopes - Marked as 'A' , 'B ' , and 'C'

Accordingly, the outermost envelope shall also mention the following:

"The envelope contains three separately sealed envelopes inside, marked as 'A' , 'B ' , and 'C' in condition".

The sealed envelope Marked-A shall contain:

- a) Demand Draft/Pay Order/ Banker's Cheque against EMD in original and TR/Demand Draft/ Pay Order/ Banker's cheque against tender fee.

The sealed envelope Marked-B (Techno-commercial bid) shall contain:

- a) Each page of this tender document, including any addendum, is to be duly signed and stamped as a token of having read all the pages and confirmation of having agreed to the same. As far as the format for the Price Bid of this tender document is concerned, the same is also to be submitted **blank (i.e. without any indication of rate)** and scored out diagonally - duly signed and stamped – as a token of confirmation of having quoted according to the format of the Price Schedule.
- b) Self-certified copies of the documents in support of experience/performance certificate/credential of works.
- c) Self-certified copy PAN card.
- d) Self attested copy of service Tax registration certificate.
- e) Self attested copy of Partnership deed (in case the tenderer is a partnership firm) or self attested copy of Memorandum of Association and Articles of Association/ Bye laws alongwith certificate of incorporation (in case the tenderer is a company). If the tenderer is a proprietorship firm, self declaration shall be submitted by the tenderer to that effect.
- f) Self attested papers to indicate the status of the firm, name and designation of the proprietor/ partners/ directors/ share holders etc. with profit sharing ratio and / or share holding pattern

certified by concerned authorities or Chartered Accountant/ Company Secretary.

- g) Original authorization in favour of the person signing the tender document, if applicable.
- h) APPENDIX-I attached with this tender document duly filled in, signed and stamped. In case, the bidder is an individual and has a proprietary firm in his name, the said format shall have to be furnished in the capacity of both as individual and proprietor in separate sheets.
- i) Self attested copy of valid registration/empanelment certificate issued in favour of the tenderer by Income Tax Department/Public Sector Banks/LIC/Port Trusts/High Court.
- j) Self attested copy of Registration certificate issued from Institution of Valuers/ Indian Institution of Valuers/Institution of Surveyors /Royal Institute of Chartered Surveyor.

The sealed envelope Marked-C (price bid) shall contain only the Price Schedule duly filled in.

Note: Once a bid is submitted, it will not be allowed to be revised.

Estate Manager

KOLKATA PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION
NIT No. KoPT/KDS/LND/01-2016

INSTRUCTION TO TENDERERS

1. The tender/offer shall be valid for acceptance for a period of 6 (six) months from the date of opening of techno commercial bid.
2. The tenderer is to work out his rates at Percentage above par/below par/at par basis.
3. **Taxes and duties-** The rate to be quoted by the tenderer should be complete in all respects and should include all taxes and duties payable to Government or any other authority (except Service Tax including education and higher education cess, Krishi Kalyan Cess, Swachha Bharat cess and any other such cess, if imposed in future) and no extra payment, whatsoever, will be entertained by KoPT under any circumstances. Income tax, professional tax and any other tax as per statutory provision of Govt. of India and Govt. of West Bengal shall be deducted by KoPT from each bill.
4. **Service Tax-** Reimbursement of Service Tax including education and higher education cess, Krishi Kalyan Cess, Swachha Bharat cess and any other such cess, if imposed in future, will be made to the Valuer by KoPT if service tax is applicable for the services rendered. The same should be indicated in the bill separately with service tax No. and other particulars.

5. **Term of Empanelment** - The tenure of empanelment will be for two years from the date of offer letter.
6. **Escalation**- No escalation of the quoted/agreed rate will be entertained during the period of empanelment and thus, the rate should be quoted with due consideration of the same.
7. **Terms of Payment**- Payment shall be made normally within a period of 30 (thirty) days from the date of submission of bill complete in all respects, against completion of each assignment of valuation to the satisfaction of KoPT. The payable amount shall be remitted through Bank ECS for which the selected/empanelled valuer shall have to furnish relevant bank particulars to KoPT.
8. **Evaluation Criteria**- The evaluation shall be on lowest offer basis out of the offers submitted only by the pre-qualified tenderers. In the event of being in a position to open price bid of three or more tenderers, the L2, then L3 tenderer and so on, one by one (i.e in the increasing order of the quoted rates), shall be formally offered opportunity to agree to accept the lowest received rate (i.e L1 rate) of the tender, till empanelment of three valuers at the L1 rate. In case only one such tenderer accepts the L1 rate, two valuers will be empanelled at the L1 rate. If no other tenderer accepts, only L1 tenderer will be empanelled.
9. **Ratio of Allotment of Assignment** - In case of empanelment of three valuers, the allotment of assignment shall be in the ratio of 3: 2: 1. 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.

In case of empanelment of two valuers owing to some reason, the original L1 tenderer and the next higher tenderer agreeing to match with the lowest received rate, the allotment of assignment shall be in the ratio of 2:1.

11. Tie in rates- In case of tie in the lowest received rate, re-bidding will be resorted to, wherein the tenderers having already offered the lowest rate must reduce the quoted rate by way of submission of fresh price bid in the same format as would be advised by KoPT. The process shall continue till difference in rates between/ amongst all the lowest tenderers is achieved.

In case of tie in second lowest rate, there shall be no re-bidding. Rather, all the L2 bidders shall be empanelled, subject to their agreeing to accept the lowest received rate. For empanelment of two such L2 tenderers (if there is no tie in L1 rate), the ratio of allotment of assignment amongst L1 and L2 tenderers shall be in the ratio of 2:1:1 and for empanelment of three such L2 tenderers (if there is no tie in L1 rate), the ratio of allotment amongst L1 and L2 tenderers shall be in the ratio of 2:1:1:1 and so on. Thus, if three or more tenderers are empanelled out of originally received L1 and L2 rates, tenderer(s) quoting above L2 rate shall not be considered for empanelment.

Similarly, for tie in L3 rates with empanelment of two tenderers (i.e L1 & L2 Tenderers), all the L3 tenderers shall be empanelled. For tie amongst two L3 Tenderers , the ratio of allotment amongst L1, L2 & L3 tenderers shall be in the ratio of 3:2:1:1 and so on.

In short, in case of tie in L2 or L3 rates in a manner otherwise than envisaged above, and requirement of empanelment of such

tenderers to have three valuers empanelled, the ratio of allotment, shall be rationally decided by KoPT and the same shall be binding on the tenderers.

12. Pre-bid meeting- A pre-bid meeting shall be held at the office of the Estate Manager at 15 Strand Road, Kolkata -700001 at 12-00 hrs. on 16.08.2016. In this connection, the interested tenderers may send advance queries to the Contacting officer as mentioned. KoPT will be at liberty to amend tender document and issue addendum, if needed, pursuant to such pre-bid meeting or otherwise.

Any addendum/corrigendum, if issued, shall be hoisted in KoPT website and the same shall be part and parcel of the tender document.



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SCOPE OF WORK

- 1.1 The valuer shall have to carry out the detailed survey of the land/structure/ seized goods/ scrap materials and obtain relevant data at his own cost, if required. If the details are available with Kolkata Port Trust, the same may be provided free of cost. For the structures/ properties occupied by third parties, KoPT will obtain their consent before asking the valuer to carry out such work. Clarification may be given by the valuer on the report, if requested by the Kolkata Port Trust, and if some deficiencies are identified, the modification to the report may be done by the valuer without any extra cost to KoPT. The payment will be made on acceptance of such valuation report, on case to case basis, as per the accepted rate.
- 1.2 The valuers shall have to furnish cost of land and structure separately in their valuation report, wherein the assignment requires valuation of land and structures.
- 1.3 The valuation report to be submitted has to be
 - Consistent, i.e. the report arrives at a same valuation (reproducible valuation)
 - Independent, i.e. it involves an unbiased and disinterested party to value the asset to ensure no conflict of interest.
 - Transparent, i.e. clearly stating the specific methods and processes used to value assets while determining the price.

1.4 Process for valuation – The schedule of property, purpose of valuation, sketch plan showing the boundary of the plot concerned, and the area of the plot of land will be enclosed/ mentioned/ indicated by KoPT in the offer letter for each specific assignment. The valuer shall adopt any standard method / approach with the help of mathematical tools like Regression Technique etc. Such methods / approach maybe like-

- a) Land and building method/ comparative scales method/ Rental method/Income method
- b) Plinth area method/ Item-wise valuation method and so on, as applicable for structure.
- c) Cost approach/ Market approach and so on, as applicable for machinery.
- d) Metal value/ Value of scrap metal for selling/ value of metal sold to a dealer or Recycling center and so on for scrap.

The report of the valuer shall, inter alia, include the following:-

- i) Name of the method/ approach adopted including mathematical tools employed, if any, with justification,
- ii) Summary calculation of the method/ approach adopted along with the source base data used in such calculation.
- iii) Plan and elevation drawing to the extent possible, depending on the condition of the structures, for valuation of any structure.

1.5 Valuation of Machineries/ seized goods/ scrap materials

1.5.1 The valuer to be empanelled by KoPT shall also may have to undertake the valuation of machineries/ scrap / seized goods as a part of the property to be valued in either of the following cases:

(a) If the said valuer is also in possession of equivalent registration of any Institution for valuation of machineries as listed in this tender: In that event, valuation of such machineries/ scrap shall have to be separately indicated in the report and the method adopted indicated therein.

or

(b) If the said valuer is not in possession of equivalent registration of any listed Institution for valuation of machineries as listed in this tender: In that event, the valuation report of the machineries/ scrap / seized goods shall bear signature of the valuer concerned alongwith his self attested proof of being a registered valuer having equivalent registration of any Institution for valuation of machineries as listed in this tender for valuation of machineries:

1.5.2 Payment for the said valuation for machineries/ seized goods/ scrap materials shall be made alongwith the original payment – both in favour of the empanelled valuer agasin the entire job.

1.5.3 Calculation of fee for the valuation of machineries/ seized goods/ scrap materials shall be done at the same rates at identical slabs as would be applicable for the property valuation and that fee for valuation of the machineries / seized goods/ scrap materials shall

be calculated separately from the first slab onward without clubbing its value with that of the property concerned.

16. Minimum fee – In addition to what has been stated in the tender document, the minimum fee for each assignment shall be Rs. 2,000/- irrespective of the payable fee as per accepted L1 rate. In other words, whenever the payable fee becomes less than Rs. 2,000/- for any specific assignment, the payable amount shall be Rs. 2,000; i.e. in no case the fee shall be less than Rs. 2,000 for any assignment.

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**KOLKATA PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION
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SPECIAL CONDITIONS OF CONTRACT

1. Sufficiency of the drawings:

The drawings and all data/ information, as furnished by KoPT, or inspected and / or collected by the valuer for the purpose of the work should be properly assessed, interpolated or utilized at his own responsibility and KoPT does not guarantee sufficiency or adequacy of the data/ information so supplied to him or collected or understood by the valuer.

2. Confidentiality and Non Disclosure:

The valuer shall maintain confidentiality of the work being undertaken and shall not disclose information to any person other than the person who has been engaged the valuer. The valuer shall also ensure that the employees of his organization also follow the policy of confidentiality and non-disclosure.

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, subject to adjustment of future assignment to maintain the ratio of allotment.

4. Completion period of each assignment:

The valuer shall complete each assignment within the stipulated period of 15 days from the date of receipt of the order letter of assignment, alongwith the information/ documents pertaining to the schedule of property, sketch plan showing the boundary of plot of land concerned, and the area of the plot of land. However, additional time may be granted to the valuer by KoPT, if considered necessary, against formal request before expiry of completion period of 15 days.

Besides, the valuer shall take all efforts to complete any assignment even before expiry of 15 days, if so requested by KoPT. In the event of delay beyond the allowable time to complete any assignment without any communication from KoPT regarding extension of completion period, KoPT will be at liberty to either decline to accept the report without any compensation to the valuer and/ or decide at its sole discretion

(a) to offer-

- i) Less assignment than stipulated in the ratio of allotment under clause No.9 of Instruction to tenderers, during the remaining period of empanelment or
- ii) No assignment during the remaining period of empanelment and /or
- iii) To initiate steps to cancel the empanelment of the valuer concerned.

5. Sub-Contract

The valuer shall not sub-contract the work to any other valuer but shall carry out the work himself.

6. Dispute:-

In the event of any dispute between the officials of KoPT and the valuer pertaining to this tender, the same shall be under the jurisdiction of Kolkata High Court.

7. Security Deposit:

The EMD of the tenderer being empanelled shall be converted to security deposit and the same shall be refunded without interest after expiry of the empanelment period, subject to both KoPT and valuer agreeing as to the dues of the valuer at that point of time. However, KoPT offers no minimum guarantee to the number of assignment to any of the empanelled valuers during their empanelment with the Estate Division of KoPT.

8. Transport:

As far as cost of transport is concerned, the valuer shall be allowed reimbursement against each assignment of valuation for the trips, as necessary, out of Kolkata Municipal and /or Howrah Municipal area. The ceiling for reimbursement would be two day booking charge of a non- A.C Ambassador car during the period of November to March and A.C. Ambassador car during the period April to October to the destination, as per rate in vogue in KoPT.

In case of any dispute as to amount of admissibility, the decision of KoPT shall be final and binding on the valuer concerned.

9. Reimbursement for food & lodging – Reimbursement also for food & lodging shall be made as per minimum rate applicable for Class-I officers of KoPT on official tour for max. two days for max. two persons for each assignment outside the jurisdictions of Kolkata & Howrah Municipalities, less accommodation charge, if and when provided by KoPT.

10. De- Empanelment of Valuers:-

KoPT, at its discretion, may de-empanel any valuer, if it is found that the valuation report as submitted by any valuer is not realistic or that there has been any breach of the contract provisions.

11. Port Area Obligation:

The Dock area is a custom bounded area and as such the valuer shall comply with all regulations of the port and custom authorities and those as may be imposed from time to time.

12. Dock Permit:

For works in Dock area, Dock permit as required for men, materials, vehicles etc. are to be procured free of cost by the valuer as per recommendation of the executing department indicating the specific number of free permits to be issued. But for creation of individual ID in permit system a charge as applicable will be levied per person (one time) even for companies/ Individuals who have been granted permission to obtain free permits by KoPT.



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FORMAT OF UNDERTAKING TO BE SUBMITTED BY THE TENDERER

I,son/daughter of
do hereby solemnly affirm and state that

- I / We am/are a citizen/citizens of India;
- I / We have not been removed/ dismissed from service/employment earlier;
- I / We have not been found guilty of misconduct in professional capacity;
- I / We am/ are not an undischarged insolvent;
- I / We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958;
- My/ Our PAN Card number/Service Tax number as applicable are and respectively;
- I / We have read and understood the terms and conditions contained in the tender No. KoPT/KDS/LND/01-2016
- I / We agree to all the terms and conditions contained in the tender No KoPT/KDS/LND/01-2016 ;
- I / We undertake to keep you informed of any events or happenings which would make me/ us ineligible for empanelment as a valuer;
- I / We have not concealed or suppressed any material information, facts and records and
- I / We have made a complete and full disclosure.

In the above undertaking, 'I' stands for the individual or the proprietor or authorised signatory of the tenderer and 'We' stands for all the partners / directors in case of a partnership firm / company. Hence, the tenderer shall use 'I' or 'We' in the undertaking, as may be appropriate.

Dated:

Signature.....

Name.....

Address.....

.....

SEAL OF THE TENDERER:

KOLKATA PORT TRUST
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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

PRICE SCHDULE

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:

At par	<div></div>
Above par (in percent)	<div></div>
Below par(in percent)	<div></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

PRICE SCHEDULE

Example 1

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

At par	<div style="border: 1px solid black; padding: 5px; display: inline-block;">Yes</div>
Above par (in percent)	<div style="border: 1px solid black; padding: 5px; display: inline-block;">NA</div>
Below par(in percent)	<div style="border: 1px solid black; padding: 5px; display: inline-block;">NA</div>

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 at par the above percent fee

At par	<div style="border: 1px solid black; padding: 5px; display: inline-block;">NA</div>
Above par (in percent)	<div style="border: 1px solid black; padding: 5px; display: inline-block;">1.00</div>
Below par(in percent)	<div style="border: 1px solid black; padding: 5px; display: inline-block;">NA</div>

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 at 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% above the percent fee = ₹ {1 - (1/100)} X 4,730.00
= ₹ 4682.70 ≈ ₹ 4,683.00

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